



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

Wednesday, June 8, 2022

2:00 PM

### Public Hearing

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

Dan Strauss, Chair  
Tammy J. Morales, Vice-Chair  
Teresa Mosqueda, Member  
Sara Nelson, Member  
Alex Pedersen, Member

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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### Agenda

June 8, 2022 - 2:00 PM

### Public Hearing

#### Meeting Location:

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

#### Committee Website:

<https://www.seattle.gov/council/committees/land-use>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

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. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

*Please Note: Times listed are estimated*

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

(10 minutes)

**D. Items of Business**

1. [CB 120313](#) **AN ORDINANCE relating to land use and zoning; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.**

Supporting  
Documents:

[Summary and Fiscal Note](#)

[Summary Ex A - Possible Site of Interest](#)

[Director's Report](#)

[Central Staff Memo](#)

[Presentation \(6/8/22\)](#)

**Public Hearing, Briefing, and Discussion**

**Presenters:** Gordon Clowers, Seattle Department of Construction and Inspections; Lish Whitson, Council Central Staff

2. [Appt 02217](#) **Appointment of Sophia Benalfew as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.**

Attachments: [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

3. [Appt 02218](#) **Appointment of Quanlin Hu as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2023.**

Attachments: [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

4. [Appt 02219](#) **Appointment of Mark R. Jones as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2023.**

Attachments: [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

5. [Appt 02220](#) **Appointment of Jamie Madden as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2024.**

Attachments: [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

6. [Appt 02221](#) **Appointment of Diana Paredes as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.**

Attachments: [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

7. [Appt 02222](#) **Appointment of Kaleb Germinaro as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2024.**

Attachments: [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

8. [Appt 02223](#) **Reappointment of Lindsay Goes Behind as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.**

*Attachments:* [Appointment Packet](#)

**For items 2 - 8: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenter for items 2 - 8:** Patrice Thomas, Office of Planning and Community Development

9. [Appt 02224](#) **Appointment of Maria Barrientos as member, Design Review Board, for a term to April 3, 2024.**

*Attachments:* [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

10. [Appt 02225](#) **Appointment of Brenda L. Baxter as member, Design Review Board, for a term to April 3, 2024.**

*Attachments:* [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

11. [Appt 02226](#) **Appointment of Troy Britt as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

12. [Appt 02227](#) **Reappointment of Penn DiJulio as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

13. [Appt 02228](#) **Appointment of Che Fortaleza as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

14. [Appt 02230](#) **Reappointment of Ana Cristina Garcia as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

15. [Appt 02231](#) **Reappointment of Stewart Germain as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

16. [Appt 02232](#) **Reappointment of Christian Gunter as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

17. [Appt 02233](#) **Appointment of Quanlin Hu as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

18. [Appt 02234](#) **Reappointment of Brian L. Johnson as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

19. [Appt 02235](#) **Appointment of Nicole Li as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

20. [Appt 02236](#) **Appointment of Kun Lim as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

21. [Appt 02237](#) **Appointment of Christina Lin as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

22. [Appt 02238](#) **Reappointment of Katherine Liss as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

23. [Appt 02239](#) **Appointment of Benjamin Maritz as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

24. [Appt 02240](#) **Appointment of Joe Reilly as member, Design Review Board, for a term to April 3, 2023.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

25. [Appt 02241](#) **Appointment of Lisa Richmond as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote (30 minutes)**

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

26. [Appt 02242](#) **Appointment of Gavin Schaefer as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote** (30 minutes)

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

27. [Appt 02243](#) **Reappointment of Emily van Geldern as member, Design Review Board, for a term to April 3, 2024.**

Attachments: [Appointment Packet](#)

**For items 9 - 27: Briefing, Discussion, and Possible Vote** (30 minutes)

**Presenters for items 9 - 27:** Erika Ikstrums and Shelley Bolser, Seattle Department of Construction and Inspections

28. [CB 120339](#) **AN ORDINANCE relating to grant funds from non-City sources; authorizing the Directors of the Office of Planning and Community Development and the Seattle Department of Construction and Inspections to accept a grant and execute related agreements; amending Ordinance 126490, which adopted the 2022 Budget; changing appropriations to various departments; and ratifying and confirming certain prior acts.**

Supporting Documents: [Summary and Fiscal Note Presentation \(6/8/22\)](#)

**Briefing, Discussion, and Possible Vote** (20 minutes)

**Presenters:** Patrice Carroll and Jason Kelly, Office of Planning and Community Development; Maggie Glowacki, Seattle Department of Construction and Inspections

29. [CB 120287](#) AN ORDINANCE relating to land use and zoning; updating regulations for rooftop features; amending Sections 23.44.012, 23.44.046, 23.45.514, 23.45.545, 23.47A.012, 23.47A.013, 23.48.025, 23.48.231, 23.49.008, 23.49.046, 23.49.096, 23.49.148, 23.49.324, 23.50.020, 23.66.140, 23.66.332, and 23.75.110 of the Seattle Municipal Code.

Attachments: [Full Text: CB 120287 v1](#)

Supporting

Documents: [Summary and Fiscal Note](#)  
[Summary Ex A - Proposal Summary Table](#)  
[Director's Report](#)  
[Central Staff Memo](#)  
[Presentation](#)  
[Amendment 1](#)  
[Amendment 2](#)

**Discussion and Possible Vote** (30 minutes)

**Presenters:** Gordon Clowers, Seattle Department of Construction and Inspections; Ketil Freeman, Council Central Staff

## E. Adjournment



Legislation Text

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**File #:** CB 120313, **Version:** 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to land use and zoning; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.

WHEREAS, colleges in the Washington State Community and Technical Colleges (WSCTC) System are evaluating the provision of housing at campuses; and

WHEREAS, the City has established Major Institution master plans as a mechanism regulating Major Institutions' long-term growth plans for large educational and medical institutions throughout Seattle; and

WHEREAS, Major Institution master plans address anticipated growth for 15-year periods of time into the future, or longer; and

WHEREAS, Chapter 23.69 of the Seattle Municipal Code defines regulations for Major Institutions, including methods for institutions to engage advisory committee review and obtain permits from the City for a variety of changes to existing master plans, which are classified as minor amendments or major amendments to a master plan; and

WHEREAS, a minor amendment to a master plan may be obtained by an established, time-efficient process that includes advisory committee review, while preparing a major amendment or a new master plan has a multi-year planning horizon; and

WHEREAS, there is a public interest in achieving production of housing resources, including student housing

resources, in an efficient and timely manner; and

WHEREAS, the City identifies multiple benefits for encouraging new housing for students and employees at WSCTC colleges in an Urban Center, where an ample supply of housing resources and efficient transportation options are desirable for students, employees, institutions, and Seattle as a whole; and

WHEREAS, this ordinance would also clarify that this one-time development outside of the standard Major Institution master plan is allowed to be “affiliated” with the college, not necessarily housing “owned” by the college, which would allow flexibility in ownership arrangements of the housing; and

WHEREAS, the City’s Comprehensive Plan encourages dense housing growth within Urban Centers as part of its preferred centers-based growth pattern, known as the Urban Village Strategy; NOW, THEREFORE,

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

Section 1. Section 23.42.049 of the Seattle Municipal Code, enacted by Ordinance 124608, is amended as follows:

**23.42.049 Congregate residences**

Congregate residences are subject to the development standards for the zone in which they are located, to the development standards for apartments where such housing type standards are specified, and to the following requirements:

\* \* \*

B. Food preparation areas in sleeping rooms. Within a congregate residence not more than 25 percent of sleeping rooms shall have complete food preparation areas, where a complete food preparation area is identified by the presence of a plumbed sink, a stove or range, a refrigerator, and a counter top. The Director has discretion to increase the percentage up to 100 percent of sleeping rooms if the congregate residence is owned by or affiliated with a college or university, is a sorority or fraternity, or is owned by a not\_for\_profit entity or charity, or is a congregate residence that is licensed by the State and provides on-site supportive services for seniors or persons with disabilities. Supportive services include meal service, cleaning service, health services,

or similar services.

\* \* \*

Section 2. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance 126384, is amended as follows:

**23.45.504 Permitted and prohibited uses**

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

\* \* \*

Table A for 23.45.504 Permitted and prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. Residential use except as listed	P	P
A.1. Congregate residence	X/P <sup>1</sup>	P/X <sup>2</sup>
B. Institutions	P/CU <sup>3</sup>	P/CU <sup>3</sup>
C. Uses in existing or former public		
C.1. Child care centers, preschools, private schools, educational and vocational for the disabled, adult evening education, nonprofit libraries, community centers, programs for the elderly, and similar existing or former public schools	P	P
C.2. Other non-school uses in existing public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78

* * *		
L. All other uses	X	X
Footnotes to Table A for 23.45.504 <sup>1</sup> Congregate residences that are owned by <u>or affiliated with</u> a college owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health care services, and other services that are owned by <u>or affiliated with</u> a college or university; or are a sorority or fraternity; or are owned by the State and provide on-site supportive services for seniors or persons with disabilities ((§)) are permitted within urban villages and urban centers. Supportive services include meal service, cleaning service, health care services, and other services. Development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45 shall apply to Major Institution uses as provided in Chapter 23.69. * * * P = Permitted outright CU = Conditional Use, and subject to the provisions of the RC zone. RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone.		

\* \* \*

Section 3. Section 23.47A.004 of the Seattle Municipal Code, last amended by Ordinance 126287, is amended as follows:

**23.47A.004 Permitted and prohibited uses**

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to Subtitle III, Division 3, Overlay Districts, of this Title 23.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in Table A for 23.47A.004.

\* \* \*

Table A for 23.47A.004 Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
* * *					
E. INSTITUTIONS					
E.1. Institutions	P	P	P	P	P
E.2. Major institutions, except as provided in the provisions of Chapter 23.45	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, educational facilities	P	P	P	P	P
E.5 Child care centers	P	P	P	P	P



2. Programmatic integration;
3. Direct physical circulation/access connections;
4. Shared facilities or staff;
5. Degree of interdependence;
6. Similar or common functions, services, or products.

\* \* \*

D. When a use is determined to be a Major Institution use, it shall be located in the same MIO District as the Major Institution with which it is functionally integrated, or to which it is related, or the users of which it primarily and directly serves. To locate outside but within ~~((two thousand five hundred (2,500)))~~ 2,500 feet of that MIO District, a Major Institution use shall be subject to the provisions of Section 23.69.022.

\* \* \*

F. Uses other than those permitted under subsections 23.69.008.A and 23.69.008.B ~~((of this section))~~ shall be subject to the use provisions and development standards of the underlying zone.

Section 5. Section 23.69.026 of the Seattle Municipal Code, last amended by Ordinance 118362, is amended as follows:

**23.69.026 Determination to prepare a master plan ((-))**

A. Any Major Institution may elect to prepare a master plan.

B. A Major Institution without an adopted master plan or with a master plan that includes an expiration date and that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance shall be required to prepare a master plan in the following circumstances:

1. The establishment of a new Major Institution Overlay (MIO) District is required according to Section 23.69.024; or

2. Expansion of an MIO District boundary or change in an MIO District height designation is proposed; or

3. An application is filed for a structure containing Major Institution use(s) that is located within the MIO District and would exceed the development standards of the underlying zone and is not permitted under an existing master plan, provided other means of modifying development standards that apply to similar uses located in the zone may also be sought; or

4. A Major Institution proposes to demolish or change the use of a residential structure inside the boundaries of an MIO District; ~~((5))~~ provided, that a master plan need not be prepared when:

a. The use is changed to housing for the institution, or

b. Not more than two ~~((2))~~ structures containing not more than a total of four ~~((4))~~ dwelling units are demolished or changed to a nonresidential use within a ~~((two-2))~~ two-year period and are replaced in the general vicinity by the same number of dwelling units.

C. A Major Institution with an adopted master plan that is not subject to subsection 23.69.026.B ~~((of this section))~~ shall be required to prepare a new master plan in the following circumstances:

1. The Major Institution proposes to increase the total amount of gross floor area allowed or the total number of parking spaces allowed within the MIO District, except if a proposed change to a master plan involves:

a. Construction of a one-time single development per master plan period owned or affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system; and

b. A property located within an Urban Center; and

c. A development that includes residential uses not exceeding 550 sleeping rooms, composed of dormitory, congregate housing, or other housing opportunities for students or employees of the Major Institution; or

2. A master plan has been in effect for at least ten ~~((10))~~ years and the institution proposes to expand the MIO District boundaries; or

3. A master plan has been in effect for at least ten (~~((10))~~) years and the institution proposes an amendment to the master plan that is determined to be major according to the provisions of Section 23.69.035, and the Director determines that conditions have changed significantly in the neighborhood surrounding the Major Institution since the master plan was adopted.

D. A master plan shall not be required for replacement of existing structures where the replacement structure:

1. Would be located on the same lot; and
2. Would not contain uses which would require a change of use and which the Director determines would not result in an increase in adverse impacts on the surrounding area; and
3. Would not exceed the height of the existing structure; and
4. Would not represent a significant increase in bulk over the existing structure; and
5. Would not represent a significant increase in gross floor area over the existing structure; and
6. Would not significantly reduce existing open area or landscaping.

E. If an institution proposes a major amendment of unusual complexity or size, the Advisory Committee may recommend, and the Director may require, that the institution develop a new master plan.

F. The Director shall determine whether a master plan is required. The Director's determination shall be final and shall not be subject to an interpretation or appeal.

Section 6. Section 23.69.035 of the Seattle Municipal Code, last amended by Ordinance 120691, is amended as follows:

**23.69.035 Changes to master plan ((-))**

A. A proposed change to an adopted master plan shall be reviewed by the Director and determined to be an exempt change, a minor amendment, or a major amendment.

B. Exempt Changes. An exempt change shall be a change to the design and/or location of a planned structure or other improvement from that shown in the master plan, which the Director shall approve without

publishing an interpretation. Any new gross floor area or parking space(s) must be accompanied by a decrease in gross floor area or parking space(s) elsewhere if the total gross floor area or parking spaces permitted for the entire MIO District or, if applicable, the subarea would be exceeded. Each exempt change must meet the development standards for the MIO District. Exempt changes shall be:

1. Any new structure or addition to an existing structure not approved in the master plan that is (~~twelve thousand (12,000))~~ 12,000 square feet of gross floor area or less; or
2. Twenty (~~((20))~~) or fewer parking spaces not approved in the master plan; or
3. An addition to a structure not yet constructed but approved in the master plan that is no greater than (~~((twenty percent (20%))~~) 20 percent of the approved gross floor area of that structure or (~~(twenty thousand (20,000))~~) 20,000 square feet, whichever is less; or
4. Any change in the phasing of construction, if not tied to a master plan condition imposed under approval by the Council; or
5. Any increase in gross floor area below grade.

C. Amendments. The Advisory Committee shall be given the opportunity to review a proposed minor or major amendment and submit comments on whether it should be considered minor or major, and what conditions, (~~((if any))~~) if any, should be imposed if it is minor. The Director shall determine whether the amendment is minor or major according to subsections 23.69.035.D and 23.69.035.E. (~~((of this section.))~~) The Director's decision that a proposed amendment is minor or major shall be made in the form of an interpretation subject to the procedures of Chapter 23.88, Rules; Interpretation. If the Director and the Major Institution agree that a major amendment is required based on subsection 23.69.035.E, (~~((of this section.))~~) the interpretation process may be waived, and the amendment and environmental review process shall be subject to the provisions of subsection 23.69.035.G. (~~((of this section.))~~) After the Director makes a decision on whether an amendment is minor or major, the Advisory Committee shall be notified.

D. Minor Amendments. A proposed change to an adopted master plan shall be considered and approved

as a minor amendment when it is not an exempt change according to subsection 23.69.035.B, ~~((of this section,))~~ when it is consistent with the original intent of the adopted master plan (except as provided in this subsection 23.69.035.D.4), and when it meets at least one of the following criteria:

1. The amendment will not result in significantly greater impacts than those contemplated in the adopted master plan; or

2. The amendment is a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which the Major Institution is located; or

3. The amendment is a proposal by the Major Institution to lease space or otherwise locate a use at street level in a commercial zone outside an MIO District, and within ~~((two thousand five hundred feet (2,500')))~~ 2,500 feet of the MIO District boundary, and the use is allowed in the zone ~~((for))~~ but not permitted pursuant to Section 23.69.022. In making the determination whether the amendment is minor, the Director shall consider the following factors:

a. Whether an adequate supply of commercially zoned land for business serving neighborhood residents will continue to exist, and

b. Whether the use will maintain or enhance the viability or long-term potential of the neighborhood-serving character of the area, and

c. Whether the use will displace existing neighborhood-serving commercial uses at street level or disrupt a continuous commercial street front, particularly of personal and household retail sales and service uses, and

d. Whether the use supports neighborhood planning goals and objectives as provided in a Council-approved neighborhood plan.

4. The amendment would accommodate a single development with residential uses composed of

housing for students or employees of the Major Institution, that is consistent with criteria in subsection 23.69.026.C.1, and that either was not anticipated by or is in excess of what was anticipated in an adopted master plan. This kind of amendment could occur only one time per the lifetime of an adopted master plan. The floor area of said residential use, uses accessory thereto, and non-residential uses such as required street level uses shall be exempted from the calculation of total development capacity of the major institution overlay, and shall be excluded from calculation of Floor Area Ratio and not counted against the Major Institution's development program permitted floor area for the campus.

E. Major Amendments. A proposed change to an adopted master plan shall be considered a major amendment when it is not an exempt change according to subsection 23.69.035.B (~~(of this section)~~) or a minor amendment according to subsection 23.69.035.D. (~~(of this section)~~) In addition, any of the following shall be considered a major amendment:

1. An increase in a height designation or the expansion of the boundary of the MIO District; or
2. Any change to a development standard that is less restrictive, except if a proposed change relates to providing housing affiliated with certain educational major institutions as identified in subsection 23.69.026.C.1; or
3. A reduction in housing stock outside the boundary but within (~~(two thousand five hundred feet (2,500'))~~) 2,500 feet of the MIO District, other than within a Downtown zone, that exceeds the level approved in an adopted master plan; or
4. A change to the single-occupancy vehicle goal of an approved transportation management program that increases the percentage of people traveling by single-occupancy vehicle; or
5. A use that requires Council Conditional Use approval, including but not limited to a helistop or a major communication utility, that was not described in an adopted master plan; or
6. The update of an entire development program component of a master plan that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance where the institution proposes an

increase to the total amount of gross floor area allowed or the total number of parking spaces allowed under the institution's existing development program component within the MIO District. Changes to a development program relating to an action described in subsection 23.69.035.D.4 shall not be considered a development program update of this kind.

F. If the Director, after reviewing any Advisory Committee recommendation, determines that a proposed major amendment is of unusual complexity or size, the Director may require that the institution prepare a new master plan subject to Section 23.69.032.

G. If an amendment is determined to be major, the amendment and environmental review process shall be subject to the provisions of Section 23.69.032. ~~((, Master plan process.))~~ However, a concept plan and preliminary draft plan shall not be required. Instead, the Major Institution shall submit a major amendment draft report as part of the application stating which parts of the master plan are proposed to be amended. If an EIS is required for the major amendment, the draft EIS shall be prepared after submittal of the major amendment draft report. After comments are received on the major amendment draft report, the institution shall prepare the major amendment final report and if required, the final EIS. If an EIS is not required for the major amendment, the Director is not required to hold a public hearing on the major amendment draft report.

H. Noncontiguous areas that are included in an MIO District as a result of a previously adopted master plan shall be deleted from the MIO District at the time a major amendment is approved unless the noncontiguous area was a former and separate MIO District. The change to the MIO District boundaries shall be in accordance with the procedures for City-initiated amendments to the Official Land Use Map as provided in Chapter 23.76 ~~((, Procedures for Master Use Permits and Council Land Use Decisions,))~~ and shall not be subject to the rezone criteria contained in Section 23.34.124.

Section 7. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or any exhibit to this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity

of any other provisions of this ordinance or its exhibits, or the validity of their application to other persons or circumstances.

Section 8. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Bruce A. Harrell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

## SUMMARY and FISCAL NOTE\*

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
SDCI	Gordon Clowers/206-679-8030	Christie Parker/206-684-5211

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to land use and zoning; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.

**Summary and Background of the Legislation:** This legislation will update the Land Use Code for Major Institution Master Plans (MIMP) to allow the addition of housing serving students and employees of a community college Major Institution located in an Urban Center, pursuant to a minor amendment process. Otherwise, a major amendment process would be required that is tantamount to establishing a new master plan (multi-year process).

The proposal would newly allow a single development with residential uses at community colleges in Urban Centers (currently only Seattle Central College) to be added to an existing MIMP as a minor amendment. This minor amendment pathway for housing could be used just once during an existing master plan's lifetime. The proposal would also clarify that this kind of housing may be "affiliated" with the college, meaning that it does not have to only be housing "owned" by the college. This allows flexibility in ownership arrangements of the housing.

Seattle Central College is interested in developing a new housing opportunity for students and employees, and replacement parking at an existing parking garage on East Pine Street between Boylston and Harvard Avenues (see map in Exhibit). They have a willing development partner and hope to begin permitting and developing a building with up to approximately 550 sleeping rooms of Major Institution housing as soon as possible. While they are currently writing a new MIMP, that process will take multiple years to complete, which would delay or negate the feasibility of the building development opportunity.

### **2. CAPITAL IMPROVEMENT PROGRAM**

**Does this legislation create, fund, or amend a CIP Project?**       Yes  No

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

**Does this legislation amend the Adopted Budget?**       Yes  No

**Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?**

No.

**Are there financial costs or other impacts of *not* implementing the legislation?**

No.

#### **4. OTHER IMPLICATIONS**

**a. Does this legislation affect any departments besides the originating department?**

The Department of Neighborhoods (DON) staffs the minor amendment process as part of advisory committee meetings. The proposal would enable a single development with residential uses to be considered for addition to an existing MIMP during that plan's lifetime. This level of participation in a single major institution amendment process would be a minimal addition to DON staff responsibilities. DON has been consulted and supports the proposal.

**b. Is a public hearing required for this legislation?**

Yes. It would occur during the City Council's deliberations on the proposal. The proposal was discussed at a meeting of an official advisory committee for Seattle Central College on October 11, 2021, which was a public meeting. Individual committee members expressed support for the proposal's objective.

**c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Yes. Notices will be published in the DJC and the City's Land Use Information Bulletin.

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

The legislation affects a property on the Seattle Central College campus, located on the north side of E. Pine Street between Boylston and Harvard Avenues. This site currently has a parking garage. Leaders of Seattle Central College (SCC) intend to pursue a development with residential uses at this site if the legislation passes.

**e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

No, this legislation would not adversely impact vulnerable or historically disadvantaged communities. Rather, it would facilitate more housing choice and transportation efficiencies for college students and employees of SCC. Community college students and SCC's employees would benefit from the increased availability of housing at or near the affected college campus on Capitol Hill. This could also reduce demand pressures on other housing in the vicinity. There is no likely burden or disproportionate impact. A college's "minor amendment" process would include opportunity for public participation in the entitlement process.

**f. Climate Change Implications**

**1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

The proposal is likely to decrease carbon emissions by newly accommodating more students and employees to live at SCC. This would reduce emissions generated by regular transportation trips that would otherwise be needed from other residential locations. It would also likely lead to more households living in the Capitol Hill Urban Center without owning a personal vehicle and thus avoiding more automobile trips per capita. Both factors would aid in contributing to fewer emissions in other Seattle and suburban neighborhoods where community college students and employees would otherwise live.

**2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

The factors discussed above in f.1 also support resiliency of the affected Capitol Hill Urban Center community, and overall resiliency due to the ability for students and employees to work or attend, and live efficiently on-site at a community college. This allows less dependence on and less impact per capita on streets, freeways, and other similar systems.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

Not applicable.

**Summary Attachments:**

Summary Exhibit A – Seattle Central College Possible Site of Interest for Future Housing

### Summary Exhibit A - Seattle Central College Possible Site of Interest for Future Housing



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

## **Director's Report and Recommendation Minor Amendment Process for MIMPs**

### **Purpose and Background**

The purpose of this proposal is to define a pathway within the Land Use Code's Major Institution Master Plan (MIMP) regulations to provide more flexibility for housing construction at community colleges in Urban Centers, to serve students and employees of the Major Institution. Urban Centers are designated in the City's comprehensive plan and are mixed-use neighborhoods with dense residential and employment uses served by transit. The proposal would allow the "minor amendment" process to be used to update an existing MIMP for colleges in Urban Centers, which includes Seattle Central College (SCC). Under the proposal, one development with residential uses serving students and employees could be added to an existing campus master plan during the master plan's lifetime.

Seattle's codes define SCC as a "Major Institution" that must have a MIMP addressing long-term anticipated future development. Large institutions like hospitals and colleges typically need facility renovations and expansions over time to support their modern health and education programs. Through the master planning process, the institutions must consider how their planned facilities for the next 15-20 years will relate to their campus setting and the neighborhood. The institution also may request zoning adjustments in a MIMP, to accommodate development of new buildings while maintaining compatibility with surroundings.

Chapter 23.69 of the Land Use Code has Seattle's Major Institution regulations that include guidance on when MIMPs are required, types of plan amendments, and the public processes involved in preparing and revising MIMPs. These include City Council approval of new MIMPs, and prior to that, citizen advisory committee review and recommendations on a number of processes.

SCC is a public college that is part of the Washington State Community and Technical Colleges (WSCTC) system. These colleges focus on basic education, workforce education, and students preparing for academic transfers to universities.

### **Summary of Proposal**

The proposal would update the Land Use Code for MIMP actions, to support a minor amendment process to allow for a one-time addition of student or employee housing. It would newly allow a single development with residential uses at community colleges in Urban Centers to be approvable as a minor amendment to an existing MIMP when certain criteria are met. The only college that currently matches the criteria is Seattle Central College (SCC).

This minor amendment would support a degree of regulatory flexibility and adaptability to achieve very limited student housing or employee housing options before the next update to the Master Planning process is completed while still including notice to and feedback from the SCC community advisory committee and neighbors. Otherwise, SCC would need to complete a new

campus-wide master planning process before new student housing could be permitted, which could take years.

The proposal would:

- 1) Allow a single development with residential uses at a community college<sup>1</sup> in an Urban Center to not trigger the required creation of a whole new campus-wide Master Plan, and not be a “major amendment” to an existing Master Plan;
- 2) Allow this kind of development proposal to be evaluated as a “minor amendment” to an existing Master Plan just once during the lifetime of a Master Plan;
- 3) To qualify for the minor amendment, the residential uses would need to be student or employee housing and could not exceed 550 sleeping rooms.
- 4) Allow the floor area of this residential use (and other uses in the building, which could include non-residential uses such as those required at street-level in a pedestrian-designated zone) to be exempt from the calculations of total development capacity of the major institution overlay zone, and the total amount of floor area permitted by the Master Plan. This would allow a development to occur without causing an institution to alter its existing plans for other future developments already covered by the existing Master Plan;
- 5) Clarify that this kind of housing may be “affiliated” with the college, meaning that it does not have to only be housing “owned” by the college. This allows flexibility in ownership arrangements of the housing while retaining a relationship to the college.

## **Analysis**

This section evaluates the proposal’s relationship to major institution master planning, its rationale, and policy considerations.

### **Relationship to Major Institution Master Plans**

#### ***Summary of existing regulations***

The current approach in the code to Major Institution regulations was established in 1990; prior versions originated in the 1970s. The main purposes relate to accommodating growth within a Major Institution’s campus while minimizing impacts on nearby areas and protecting the livability and vitality of those neighborhoods.

In order to effectively regulate the uses and development that would occur in Major Institutions, the codes in SMC Chapter 23.69 define permissible uses, development standards and other controls, and allow “Major Institution Overlay” (MIO) zones to be mapped. When included in an adopted Master Plan, the MIO zones define the allowances for Major Institutions to have higher height limits and sizes of future buildings than are generally accommodated in underlying zoning in an area.

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<sup>1</sup> This kind of college is part of the Washington State Community and Technical Colleges system.

A Major Institution Master Plan (MIMP) is a conceptual plan for growth of an individual institution, describing a long term anticipated development program, the specific development standards that will apply to its campus, and its transportation management program (TMP).

Chapter 23.69 of the Land Use Code has many details about processes for MIMPs. This includes steps for the approval of new MIMPs. It also explains what to do if a Major Institution proposes revisions to the MIMP, and how to determine what are “exempt changes,” “major amendments,” or “minor amendments.” For example, exempt changes include small buildings or additions that are 12,000 square feet or less, or with 20 or fewer parking spaces, or changes in amount of floor space that is underground.

Minor amendments include actions like: waiving a development standard or a Master Plan condition; other changes that are the minimum necessary and will not result in significantly greater impacts or be detrimental to public welfare; allowances to lease space nearby but outside an MIO zone; and actions that support neighborhood plan objectives.

Major amendments include: increases in height limits; changes to the boundary of an MIO zone; any change to a development standard that is less restrictive; additional demolition of housing that is beyond what was approved in a MIMP; a change in a single-occupant vehicle goal of a TMP; a special use needing City Council approval that was not in an approved MIMP; and updates to development programs in a MIMP that increase total gross floor area allowed or increase total parking spaces.

### ***Relationship of this proposal to MIMP regulatory controls***

These definitions of minor and major amendments are limiting of what can qualify as a minor amendment. This has tended to prevent some possible actions from being proposed by institutions, even if they might objectively have merit.

Because the MIMPs are in place for such a long period and are difficult to update, this means the institutions and the City do not have enough flexibility to efficiently respond to changes in public priorities and previously-unanticipated needs. This becomes more significant when recognizing that housing needs are now at the forefront of public interests, while the existing SCC MIMP is twenty years old.

The community and technical colleges' role in providing affordable educational opportunity is ever more important, and the college system's more recent interest in serving their students with campus housing opportunities is also compelling. Housing affordability and supply, growth management, and transportation mobility management are all vital public planning purposes, and yet SCC's MIMP could not have anticipated this level of significant public interest in housing back in 2002.

The newer systemic needs relating to housing at community and technical college campuses should be recognized as a significant exception to the major institution code's purposes. This justifies granting more flexibility and relief from the code's currently strict categories for minor and major amendments.

The proposal addresses these compelling needs by allowing such housing to be proposed as an addition to an existing MIMP for a community college in an Urban Center, using the current “minor amendment” process. This provides a relatively efficient pathway for accommodating new housing that still abides by the established processes, which include input from a citizen advisory committee with public representation. All of the proposed code amendments work together to serve this purpose.

### **Policy Considerations**

***The proposal increases code flexibility to accommodate beneficial housing actions that could not previously be anticipated:*** The Major Institutions chapter in the Land Use Code has proven to be thorough, rigorous, and protective of the public interest. However, for the narrow but compelling public interests related to promoting affordable housing for students and employees, the code is currently not flexible enough to allow an efficient response for community colleges in Urban Centers. The proposal would remedy this gap.

***The proposal would help expedite consideration of new student housing:*** Without approval of this legislation, the college would need a “major amendment” to its MIMP or wait until they finish a new MIMP. SCC is beginning to write a new campus MIMP but that will take 2-4 years to complete, which would delay the timing for even beginning to permit student or employee housing.

***Will not set a precedent:*** This action does not set a precedent for future MIMPs. The City will still expect that new MIMPs define all parts of the institutions’ future development programs including housing. Also, there is not an expectation that major institutions should be able to insert non-residential structures into an existing MIMP. Rather, the existing code should continue to regulate a Major Institution’s general development program.

***The proposal is narrowly defined:*** The proposal limits the added housing allowance to be only for community and technical colleges within Urban Centers. The only Major Institution that meets these criteria is Seattle Central College. (North Seattle College is not within an Urban Center and its leadership has not expressed an interest in having this proposal apply at their campus.) The Capitol Hill Urban Center is already dense and urban in nature, and can accommodate an additional development while also benefiting as a neighborhood from the increased presence of more student and employee residents in its core.

***The proposal allows for an action that is beyond what is currently defined by the “minor amendment” category:*** The proposal creates the possibility of an added development with residential uses to a master plan, which is more than previously contemplated within the code’s determination of a “minor” amendment. However, the Land Use Code processes that would continue to be followed to approve a minor amendment would address the topics of public interest for a new Major Institution use, which would be asking the advisory committee for a Master Plan to provide input to permit decision-makers (SDCI) on whether a minor amendment should be approved, and, separately, providing input about use-related and design-related details of a proposed development. These procedures for public and advisory committee input are the established methods to address a development proposal and its compatibility with its surroundings, and limit its degree of overall impacts. Also, a more holistic view should be taken about the prospective benefits of creating more student and employee housing at the SCC

campus in particular, which would help support neighborhood vitality, transportation efficiencies, housing affordability, and growth management objectives that the City supports.

***The proposal allows more flexibility in ownership arrangements:*** Many arrangements for who owns a development may be possible. The proposal would allow the development to be “affiliated” with the college, but not necessarily “owned” by the college.

### **If adopted, what next steps would the City require for a student housing development?**

With approval of this legislation, any housing-related MIMP amendment proposal at SCC would still need to be given a positive recommendation by the SCC citizen advisory committee at a public meeting or meetings. In addition, other land use and building permit approvals by SDCI would be needed, which would involve one or more public comment periods and likely additional citizen advisory committee meetings about building design.<sup>2</sup> SEPA review would also likely be required. These future forums will fulfill typical required public process purposes, including public comment and related citizen advisory committee deliberations that will help ensure a future development is compatible with the neighborhood. These steps would likely occur over the next year or so.

### **Comprehensive Plan Policies**

The proposed action does not conflict with policy provisions for Major Institutions in the City's Comprehensive Plan. These policies recognize the rationale for preparing master plans for Major Institutions located within neighborhood settings, and accommodating zoning flexibility that relates to the institution's future development plans. Also, the policies seek to:

- maintain compatible conditions between the institutional and non-institutional uses nearby;
- avoid demolition of housing in surrounding areas (Policy LU 13.15);
- “*balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas*” (Policy LU 13.3); and
- require revisions to master plans or new master plans when a “*proposed major development...does not conform to the underlying zoning and is not included in an existing master plan.*” (Policy LU 13.8).

With the proposal, the Land Use Code would require a revision to an existing MIMP through a minor amendment process, consistent with the spirit of Policy LU 13.8, which would then enable a future development that was not previously included in the existing master plan. Such a development at SCC would be able to conform to the underlying NC3P-75 zoning. Both of these factors – following minor amendment processes with public input and being designed consistent with zoning requirements – would help a future development proposal achieve a compatible relationship with its surroundings. At SCC, the built surroundings reflect a wide variety of mid-scaled residential, mixed-use, commercial, and Major Institution buildings, many with active ground-floor uses, and zoning with 75- or 80-foot height limits, which help define the current active and dense character of the Capitol Hill Urban Center.

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<sup>2</sup> Projects subject to review by a Major Institution's citizen advisory committee do not go through Design Review.

Applicable Comprehensive Plan goals and policies include:

***Land Use Element – Major Institutions***

*Land Use Goal LU G13: Encourage the benefits that major institutions offer the city and the region, including health care, educational services, and significant employment opportunities, while mitigating the adverse impacts associated with their development and geographic expansion.*

***Policies***

*LU 13.2: Support the coordinated growth of major institutions through conceptual master plans and the creation of major institution overlay districts. Use a master plan process to identify development standards for the overlay district that are specifically tailored to the major institution and the surrounding area.*

*LU 13.3: Balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas.*

*LU 13.5: Encourage community involvement in the development, monitoring, implementation, and amendment of major institution master plans, including the establishment of citizens' advisory committees that include community and major institution representatives.*

*LU 13.6: Allow the MIO to modify underlying zoning provisions and development standards, including use restrictions and parking requirements, in order to accommodate the changing needs of major institutions, provide development flexibility, and encourage a high-quality environment.*

*LU 13.8: Require either that a master plan be prepared or that the existing master plan be revised when a proposed major development that is part of a major institution does not conform to the underlying zoning and is not included in an existing master plan.*

*LU 13.10: Define as major institution uses those that are part of, or substantively related to, the major institution's central mission or that primarily and directly serve institution users, and allow these uses within the MIO district, in accordance with the development standards of the underlying zoning classifications or adopted master plan.*

*LU 13.18: Achieve a better relationship between residential, commercial, or industrial uses and the major institution's activities when considering rezones, while also trying to reduce or eliminate major land use conflicts.*

These policies indicate the City's accommodation of Major-Institution-specific zone standards addressing institutional growth, support for MIMP amendment processes and varieties of facilities to support institutional needs, and support for achieving better compatibility between institutional and non-institutional uses over time. The proposed legislation would accommodate a limited allowance for a single development with residential uses using a minor amendment pathway. It should be noted that at SCC the Major Institution Overlay zone reaches a 105-foot height limit at the relevant site, while the underlying zone has a 75-foot height limit. By following requirements

of the underlying zoning with respect to details such as height and street-level uses, the possible future development at SCC would be able to achieve an outcome that is compatible with its surroundings.

### **Public Outreach and Notice**

The SEPA environmental review for the proposal included analysis and disclosure of impacts. During this process, the public had opportunities for comment. Also, a discussion of this proposal occurred at public meeting of the Seattle Central College's Citizen Advisory Committee held on October 11, 2021.

After the proposal has been transmitted to City Council, a public hearing on the proposed legislation will be scheduled before the Council's Land Use Committee in early 2022. Additional opportunities to provide input will occur as the City Council deliberates on the proposal.

### **Recommendation**

The SDCI Director recommends the proposed legislation to increase flexibility for potential student/employee housing not to exceed 550 sleeping rooms at community colleges and technical colleges in Urban Centers as a minor amendment.

June 1, 2022

## MEMORANDUM

**To:** Land Use Committee  
**From:** Lish Whitson, Analyst  
**Subject:** CB 120313: Land Use Code amendments related to housing affiliated with colleges

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On June 8, 2022, the Land Use Committee (Committee) will hold a public hearing on [Council Bill \(CB\) 120313](#), which would amend the Land Use Code (Title 23 of the Seattle Municipal Code (SMC)) to facilitate the development of housing affiliated with Community and Technical Colleges located in urban centers. This memo: (1) provides background on regulation of Major Institutions, including hospitals and colleges; (2) describes what CB 120313 would do; (3) identifies a potential issue; and (4) discusses next steps.

Seattle Central College (SCC), which would be the primary beneficiary of this change, is currently developing a new Major Institution Master Plan (MIMP). New MIMPs come to Council for consideration as [quasi-judicial](#) (QJ) matters. Councilmembers should refrain from discussing that new plan with members of the public. If you receive communication either in support of or in opposition to the new SCC MIMP, please contact Central Staff. Those communications will be placed on the record when the Council deliberates on the MIMP update. Councilmembers may discuss CB 120313 and its relationship to the current MIMP with any member of the public.

### Major Institutions

The City has created a Major Institution Overlay zoning district ([SMC 23.69](#)) to regulate the development of colleges and hospitals in order to allow them to grow within their campus boundaries, while limiting impacts outside of the campus.<sup>1</sup>

### Definition of Major Institutions

[SMC 23.84A.025](#) defines Major Institutions as licensed hospitals and accredited post-secondary educational institutions that have a minimum gross floor area of at least 300,000 square feet on at least 60,000 square feet of lot area, most of which must be contiguous. When an institution that applies for a development permit or seeks designation as a Major Institution meets this definition, the Director of the Seattle Department of Construction and Inspections (SDCI) issues an interpretation and transmits a resolution classifying it as a Major Institution. A new Major Institution is required to prepare a MIMP prior to any further development ([SMC 23.69.024](#)).

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<sup>1</sup> These rules generally apply to all Major Institutions. However, the City has a separate agreement with the University of Washington, the largest Major Institution in Seattle, which modifies some of these rules.

There are 13 Major Institutions in Seattle.<sup>2</sup> These include three technical and community colleges.<sup>3</sup>

### Master Plans and Major Institution Overlay Districts

MIMPs are adopted through a QJ rezoning process that includes mapping the Major Institution Overlay (MIO) zoning district within the institution's campus and adoption of a MIMP. MIMPs include development standards, a development program, and a transportation management program (see [SMC 23.69.030](#)). MIMPs may (1) modify development standards of the underlying zoning; (2) limit housing demolition within the MIO; (3) limit Major Institution uses outside of the MIO; and (4) set single-occupancy vehicle (SOV) goals and maximum parking limits. Adopted MIMPs provide zoning flexibility for the institution and predictability for the surrounding neighborhood.

The MIO includes height limits and use provisions that may override the underlying zoning.

A new MIMP is generally required<sup>4</sup> when:

- A new Major Institution is established;
- A MIMP was adopted prior to 1996, and the institution proposes development that exceeds the floor area limits of the MIMP and the development standards of the underlying zoning or proposes higher heights;
- A MIMP was adopted prior to 1996, and the institution proposes to demolish or change the use of a residential structure within its boundaries;
- A Major Institution with an adopted MIMP seeks to expand its boundaries;<sup>5</sup>
- A Major Institution with an adopted MIMP seeks to increase the total gross floor area allowed on the campus or the total number of parking spaces allowed on campus; or
- A Major Institution with a plan that is more than 10 years old proposes changes and the Director determines that conditions have changed significantly since the MIMP was first adopted.

Rather than prepare a new MIMP, institutions may seek apply for changes to the MIMP. Changes to MIMPs are classified as Major Amendments, Minor Amendments, or exempt changes. Major Amendments require approval by the City Council as a QJ matter. SDCI processes Minor Amendments as a Director's Interpretation. Interpretations may be appealed to the Seattle Hearing Examiner. Exempt changes are reviewed like a typical land use or building permit.

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<sup>2</sup> The University of Washington and Swedish Medical Center each have more than one campus. Each campus is treated as a separate Major Institution.

<sup>3</sup> "College" is defined in SMC 23.84A.018 as "a post-secondary educational institution, operated by a nonprofit organization, granting associate, bachelor and/or graduate degrees." This definition applies to both colleges and universities. The three technical and community colleges are North Seattle College, South Seattle College, and Seattle Central College.

<sup>4</sup> Any Major Institution can choose to prepare a plan whether it is required to or not.

<sup>5</sup> Unless the MIMP is less than 10 years old.

[SMC 23.69.035](#) considers changes “to the design or location of a planned structure or other improvement” to be exempt changes. This includes (1) unplanned structures up to 12,000 square feet; (2) the addition of up to 20 parking spaces above the planned limit; (3) an addition to a planned structure up to 20 percent of the gross square floor area or 20,000 square feet; (4) changes to the phasing of projects under the MIMP; and (5) increases in underground floor area.

Minor amendments are changes that exceed the requirements for an exempt change, but are consistent with the intent of the MIMP and will not result in significantly greater impacts than those identified for the MIMP, or is a waiver of a MIMP condition or zoning requirement that is the minimum necessary to afford relief and will not be materially detrimental to the public welfare. Leases of ground floor commercial space outside of the MIO, but within 2,500 feet of the boundary of the institution may also be considered minor amendments.

Major amendments include increases to height limits; expansions of the MIO boundary; impacts to housing outside the boundary of the MIO; uses that require Council Conditional Use approval, such as a helipad; or updates to MIMPs that were approved prior to 1996.

New plans and Minor and Major amendments to existing plans require consultation with a [Community Advisory Committee](#) (CAC). CACs are six to ten-member committees formed to advise the institution on their plan and issues related to institutional development. They are appointed by the institution, in consultation with the Department of Neighborhoods (DON). DON provides staff support to the CACs.

### **Council Bill 120313**

CB 120313 would allow the development of a single housing project affiliated with Technical and Community Colleges in Urban Centers,<sup>6</sup> to be processed as a Minor Amendment. Seattle Central College is the only Major Institution in an Urban Center.<sup>7</sup> The bill would also extend provisions that allow congregate housing owned by Colleges and Universities throughout the City to congregate housing “affiliated” with a college or university.

Under CB 120313, a Technical or Community College in an urban center could amend their MIMP through the Minor Amendment process to facilitate the development of a single project that includes up to 550 sleeping rooms. The housing would need to be intended for students or employees of the college. The sleeping rooms could be in a dormitory, congregate housing, or other housing type.

Other provisions in the bill related to congregate residences would provide additional opportunities for development of housing for students outside of MIOs. Congregate residences

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<sup>6</sup> Seattle’s Urban Centers include Downtown, First Hill/Capitol Hill, Northgate, South Lake Union, Uptown, and University Community.

<sup>7</sup> North Seattle College abuts but is outside of the Northgate Urban Center.

are housing for nine or more people, not in individual housing units. Examples of congregate residences include dormitories, fraternities and sororities, senior housing where the residents do not live in separate apartments, and supportive housing where residents do not have separate apartments.<sup>8</sup>

Currently, congregate residences that are owned by a college or university are permitted in all multifamily and commercial zones. Most congregate residences not owned by colleges or universities are limited or prohibited outside of urban villages and centers. The bill would make it easier for colleges and universities to form partnerships to build congregate residences outside of MIOs by amending language in the Multifamily and Commercial chapters of the Land Use Code to allow congregate residences affiliated<sup>9</sup> with colleges and universities in areas where housing owned by colleges and universities is permitted.

### Potential Issue

The bill would amend Chapter 23.69 to add the language “or affiliated with” to discussions of development under MIMPs. In one case, this may add confusion. The amendment in Section 4 of the bill to Section 23.69.008 Permitted Uses, states the following:

#### 23.69.008 Permitted uses ((-))

A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major institution Overlay (MIO) District. Major Institution uses shall be permitted either outright, or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by, or affiliated with, the Major institution.

The existing language is clear that a use does not need to be owned or operated directly by an institution to be considered a Major Institution use. Adding “affiliated with” in this context is therefore redundant and may cause unnecessary confusion. The Committee should consider removing this phrase.

### Next Steps

A public hearing on CB 120313 is scheduled for the June 8 Committee meeting. A vote could be held on the bill as early as June 22.

cc: Aly Pennucci, Deputy Director  
Yolanda Ho, Lead Analyst

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<sup>8</sup> A key distinction between congregate residences and other types of housing is whether there are individual cooking facilities associated with residents’ sleeping areas.

<sup>9</sup> “Affiliated” is not defined in the bill or the existing code. [Merriam-Webster](#) defines it as: “closely associated with another typically in a dependent or subordinate position.” Other definitions do not include the idea of dependency or subordination.

A photograph of the Seattle skyline, featuring the Space Needle prominently in the center. The city is densely packed with various high-rise buildings. In the foreground, there are green trees and a portion of a building. The sky is clear and blue.

## Removing barriers to housing construction at Community Colleges

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

Presentation to Land Use Committee  
June 8, 2022

# SDCI PURPOSE AND VALUES

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

## Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

# PROPOSAL

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Amend the Land Use Code to provide more flexibility for housing at colleges in Urban Centers

## BACKGROUND

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- Urban Centers are Comprehensive Plan designations - includes Capitol Hill
- City's overall intent for Major Institution Master Plans (MIMPs): accommodate growth and maintain compatibility with neighborhood
- Colleges (Major Institutions) prepare long-term plans for growth - MIMPs

## MIMP AMENDMENTS AND PROPOSED CHANGE

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- MIMP process allows changes to existing plans as Minor or Major amendments.
- Housing development is not included in the existing Seattle Central College (SCC) plan and could not be added without a Major amendment.
- The proposal would allow the “minor amendment” process to be used to update an existing MIMP for colleges in Urban Centers, which includes SCC
- The proposal would allow one development with residential uses to be added to an existing campus master plan during the master plan’s lifetime.

# SCC CAMPUS MAP

Parking garage site:  
Pine Street, between  
Harvard and Boylston



Source: Seattle Central College

# CONCEPTUAL RENDERING OF STUDENT HOUSING

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Source: SCC MIMP  
Concept Master  
Plan, 2019

# INTENT OF THE CHANGES

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- Allow for needed housing to service a college in a mixed-use, walkable, transit rich neighborhood.
- Provide flexibility to help meet housing needs before the next update of a MIMP.
- Include notice to and feedback from the SCC community advisory committee and neighbors

# QUESTIONS?

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Gordon Clowers

[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

[www.seattle.gov/sdci](http://www.seattle.gov/sdci)





Legislation Text

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**File #:** Appt 02217, **Version:** 1

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Appointment of Sophia Benalfew as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Sophia Benalfew</i>		
<b>Board/Commission Name:</b> <i>Equitable Development Initiative Advisory Board</i>		<b>Position Title:</b> <i>Member</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>		<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Board</i>		<b>Term of Position: *</b> 3/1/2022 <b>to</b> 2/28/2025  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b>	<b>Zip Code:</b> <i>98118</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> 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. Sophia is married and a mother of three. In her spare time she loves to dance and read paper books.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/20/22		<b>Appointing Signatory:</b> <i>Quynh Pham</i> <i>Interim Chair</i>

\*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 119887*, all members subject to City Council confirmation.

- a) Initial members in positions 3, 6, 9, 12, and 13 shall be members of the Equitable Development Initiative’s Interim Advisory Board as of the effective date of this ordinance
  - b) The initial terms for positions 1, 3, 4, 6, 8, 10, and 13 shall be one year
  - c) The initial terms for positions 2, 5, 7, 9, 11, and 12 shall be two years
  - d) All subsequent terms shall be for three years. With the exception of initial positions 3, 6, 9, 12, and 13 no member shall serve more than two consecutive three-year terms
- **3** City Council-appointed
  - **3** Mayor-appointed
  - **7** Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/2021	2/28/2022	1	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Vacant	3/1/2022	2/28/2024		City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
			8.	Member	Jamie Madden	3/1/2022	2/28/2024	1	Board
			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

**SELF-IDENTIFIED DIVERSITY CHART**

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

**Key:**

- \*D List the corresponding *Diversity Chart* number (1 through 9)
- \*\*G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02218, **Version:** 1

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Appointment of Quanlin Hu as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2023.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Quanlin Hu		
<b>Board/Commission Name:</b> Equitable Development Initiative Advisory Board		<b>Position Title:</b> Member
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Board	<b>Term of Position: *</b> 3/1/2021 to 2/28/2023  <input type="checkbox"/> Serving remaining term of a vacant position	
<b>Residential Neighborhood:</b> Central District	<b>Zip Code:</b> 98122	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> <p>Quanlin is a community curator passionate about creating equitable and lasting values. Quanlin has over 15 years of professional urban planning &amp; development experience in public, private and non-profit sectors with work ranging from affordable/market rate housing development, community planning, land use/development regulations, and design guidelines. Quanlin is currently a Development Manager with SRM Development and mostly focuses on managing all affordable housing development and building partnerships with community-based originations to maximize project outcomes. Prior to joining SRM, Quanlin was contracted with Mt Baker Housing Association (MBH) as a Development Manager on affordable housing projects that emphasized on Transit Orientated Development (TOD) and brownfield development in Southeast Seattle. Prior to involving in housing development, Quanlin was a Strategic Advisor with the City of Seattle from 2012 to 2019 that devoted her efforts on empowering and supporting historically underserved communities through planning, implementation, community advocacy and partnership building.</p> <p>Quanlin received her Masters in City and Regional Planning from the Ohio State University, and her Bachelors in Urban Planning from Wuhan University, China. She has obtained professional certifications including American Institute of Certified Planners (AICP), LEED AP Neighborhood Development, Project Management Professional (PMP), and various certificates in Commercial Real Estate development and finance. Quanlin is currently a board member of Central Area Collaborative whose mission is to support and preserve Black/African American businesses, organizations and culture in Seattle’s Central Area. She has been a guest lecturer for University of Washington “Planning as a Professional” course for the past few years. Outside of work, Quanlin is most passionate about surfing, as a metaphor for life for fearlessly exploring, learning and improving.</p>		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/20/22	<b>Appointing Signatory:</b> Quynh Pham Interim Chair	

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



# Quanlin Hu

(Pronounced as Chenlin)

Project Manager  
Urban Planner & Strategist

## PROFILE

- Over 15 years of planning & development experience in public & private sectors
- Skilled in project management, community & partnership building
- Experienced with development regulations & processes
- Passionate about community & sustainability driven development

## ATTRIBUTES

- Creative problem-solver
- Strategic implementer
- Strong facilitation & collaboration skills
- Excellent organizational & detail oriented skills
- Effective written, visual & oral presentation skills

## LANGUAGES

- English
- Chinese (Mandarin, Cantonese)

## CONTACT

- 206-488-2823
- quanlin.hu@gmail.com
- planrealpartners.com



## EDUCATION

- Master of City and Regional Planning** 2006  
Knowlton School of Architecture, Ohio State University
- Bachelor of Engineering - Urban Planning** 2003  
School of Urban Studies, Wuhan University, China



## PROFESSIONAL EXPERIENCE

**Owner & Principal** 2017-Present  
PlanReal Partners

- Provide consulting services on project management, urban planning, community engagement & development, real estate development, sustainability & partnership building
- Maximize financial returns & community outcomes for clients; create iconic places that strengthen community and organizations
- Focus on diversity and equity with a racial and social justice lens
- Help improve efficiency and establish design & operational standards

**Development Manager** 2021-Present  
SRM Development

- Manage the development phases of over 10 affordable and market rate housing and mixed use projects
- Build partnerships with non-profit & community based organizations
- Lead the process improvement for development manage system

**Development Manager** 2019-2021  
Mt Baker Housing Association

- Led the development team for over 5 affordable housing and mixed use projects from acquisition to development stages totaling over \$500M development costs and over 1,200 units
- Managed the project schedule, budget, financing, entitlement & consulting teams; negotiate contracts, leases & agreements
- Led transformation to cloud based Smartsheet project management
- Strategized with government and private partners & funders on Brownfield redevelopment, Transit Oriented Development, affordable commercial and culturally appropriate spaces creation

**Strategic Advisor II, Senior Urban Planner** 2012-2020  
Office of Planning & Community Development  
City of Seattle

- Developed disposition strategies on City owned real properties
- Assisted in the Equitable Development Initiative program
- Empowered underserved & people of color (POC) communities
- Sought creative fundings & resources to support POC communities
- Built public and private partnerships and leverage investment
- Developed land use code, development standards & guidelines
- Created plans, policies and strategies on land use and development
- Obtained project approvals through the City Council process

## Key Projects

### Mercer Mega Block Disposition Strategy

- Co-Project Manager who directed the RFP, marketing, managed the evaluation committee and negotiated the Development and Disposition Agreement to maximize values and public benefits

## SPEAKING & VOLUNTEER

- University of Washington  
"Planning as a Profession" - ongoing
- Seattle Design Festival 2018 - Adding Density while Retaining Character
- Congress for New Urbanism 2017 National Conference - Central Area Neighborhood Design Guidelines
- American Planning Association 2015 National Conference - Co-Chair the Mobile Workshop Committee

## AWARDS

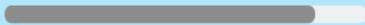
- US 19 Corridor/Coastal Redevelopment Plan- 2014 Tampa Bay Future of the Region Award
- Market Area Planning- 2011 Tampa Bay Future of the Region Award

## SKILLS & INTERESTS

Microsoft Office



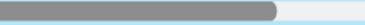
Smartsheet



Adobe Creative Suite



ArcGIS



Surfing, Scuba Diving,  
Snowboarding, Yoga, Painting,  
Building authentic connections

Mt Baker & Judkins Park Transit Oriented Development (TOD)

- Project Manager who led interagency and interdisciplinary teams and worked with stakeholders to create development strategies, incentives, agreements, partnerships to leverage investments

### I-5 Lid Feasibility Study

- Co-project Manager who coordinated interagency, interdisciplinary and consultant teams on a \$1.5M study to explore the feasibility of lidding of Interstate 5 in the core of Seattle's downtown

### Central Area Planning & Community Development

- Project Manager partnered with the community to create design guidelines and review district that will preserve and strengthen the culture and character of the Black/African American community
- Project Manager of the 23rd Avenue Action Plan, rezone legislation to provide land use, transportation & placemaking strategies
- Led multidisciplinary teams to coordinate projects & investments
- Engaged and empower underserved community

### Urban Planner II

2007-2012

Planning & Growth Management Department  
Pasco County, FL

- Developed plans in land use, transportation, TOD, urban design, economic development, environmental, housing & infrastructure
- Drafted goals, policies, implementation strategies and ordinances for the Comprehensive Plan and specific plans
- Collaborated with local and regional agencies on planning issues

### Key Projects

#### Comprehensive Plan Amendments

- Project Manager on over 40 comprehensive plan amendments affecting more than 22,000 acres, and county-wide growth policies
- Project Manager who developed Market Area Planning policies and regulations to guide County's all future development

#### US 19 Corridor/Coastal Redevelopment

- Project Manager who developed land use, economic development, and environmental strategies for over 70,000 acres of coastal lands



## CERTIFICATIONS | TRAINING

ULI Center for Leadership Program  
Urban Land Institute

2019

Certificate of Advanced Study in Real Estate Finance  
NAIOP, Commercial Real Estate Development Association

2018

Certificate in Commercial Real Estate  
University of Washington

2017

Project Management Professional (PMP)  
Project Management Institute

2016

American Institute of Certified Planners (AICP)  
American Planning Association

2010

Leadership in Energy & Environmental Design -  
Neighborhood Development (LEED AP ND)  
U.S. Green Building Council

2010

# Equitable Development Initiative Advisory Board

**13 Members:** Pursuant to *Ordinance 119887*, all members subject to City Council confirmation.

- a) Initial members in positions 3, 6, 9, 12, and 13 shall be members of the Equitable Development Initiative’s Interim Advisory Board as of the effective date of this ordinance
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  - d) All subsequent terms shall be for three years. With the exception of initial positions 3, 6, 9, 12, and 13 no member shall serve more than two consecutive three-year terms
- **3** City Council-appointed
  - **3** Mayor-appointed
  - **7** Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/2021	2/28/2022	1	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Vacant	3/1/2022	2/28/2024		City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
			8.	Member	Jamie Madden	3/1/2022	2/28/2024	1	Board
			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

**SELF-IDENTIFIED DIVERSITY CHART**

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

**Key:**

- \*D List the corresponding *Diversity Chart* number (1 through 9)
- \*\*G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02219, **Version:** 1

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Appointment of Mark R. Jones as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2023.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Mark R. Jones		
<b>Board/Commission Name:</b> Equitable Development Initiative Advisory Board		<b>Position Title:</b> Member
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Board	<b>Term of Position: *</b> 3/1/2021 to 2/28/2023  <input checked="" type="checkbox"/> Serving remaining term of a vacant position	
<b>Residential Neighborhood:</b>	<b>Zip Code:</b> 98118	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Co-founder of Community-Owned Resource (Real Estate   Business) Development (CORD) with Curtis Brown developing real estate and business prototypes. Over forty-five years' experience in leading, developing, and/or implementing effective place-based and virtual learning community development — including businesses, performing arts groups, sports clubs, think tanks, and co-housing developments. ED/Partner of Cooperative Organizations Opportunities Program for five years in the 1970's — overseeing residential program (multi-generational housing   5-Buildings), agricultural program, and economic portfolio (Food Cooperative   Music Cooperative). Over 35 years' experience leadership and organizational development, performance optimization, cultural transformation implementation (diversity-equity-inclusion), and transformative technologies. Over 28 years' full-time professional experience, including 5 years full-time experience serving at a senior executive level — CEO / Executive VP / Corporate VP / CIO / CTO / CTA — in organizations with annual budgets of \$100M or greater. Achieved over a billion dollars in cost savings, cost avoidance, and/or revenue generation. Former Chair United Way of King County Project LEAD; former At-Large Member — NAACP Seattle Chapter. Past Chapter Vice-President of Society of Manufacturing Engineers; American Society for Quality Seattle Geographical Community Past Chair of Member Networking and Past Vice Chair in the Human Development and Leadership division.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/20/22	<b>Appointing Signatory:</b> Quynh Pham Interim Chair	

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

— Briefing BIO —

Mark R. Jones

**(Ph.D. in Organizational Systems; M.S. Management; B.A. in Systems Analysis)**

**SENIOR EXECUTIVE (CEO | CIO | CTO | CSA | CVP | SVP | DIRECTOR | TRUSTEE)**

**As a Senior Executive Leader and Consultant, Mark R. Jones, Ph.D.** (CEO, Sunyata Group) has over 28 years of full-time professional experience, including 5 years full-time experience serving at a senior executive level — **CEO / Executive VP / Corporate VP / CIO / CTO / CTA** — in organizations with annual budgets of \$100M or greater; and in non-profit, elected, or appointed positions. Dr. Jones has over 35 years entrepreneurial and intrapreneurial leadership and organizational development, performance optimization, and transformative technology (industrial | cultural) experience. He has a Ph.D. Organizational Systems, Saybrook University; and a M.S. Management, Antioch University – Seattle; and is a Founding Partner of The Sunyata Group, serving concurrently as the Chairman and CEO of the Sunyata for-profit and non-profit entities. His specialty is the development of Beloved Community (Organizations & Communities — High-Performance Teams).

Dr. Jones has over forty-five years Justice-Equity-Diversity-Inclusion-SocialCastes (JEDIS) experience leading, developing, and/or implementing effective place-based and virtual learning community development — including businesses, performing arts groups, think tanks, and co-housing developments. As Executive Director & Managing Partner of the Cooperative Organizations Opportunities Program (COOP) for five years in the 1970's, Dr. Jones lived in and oversaw the residential program (multi-generational housing | 5-Buildings), agricultural program (Outback Farm), and economic portfolio (Food Cooperative | Music Cooperative) for five years. The Coop ran the local Food Coop Community Board, "Mamma Sundays" music cooperative, and the special programs directors. This was Dr. Jones' first high-stakes prototype into the integrated relational and economic aspects of building Beloved Communities. In 2004, Dr. Jones became the Beloved Community Developer (BCD), Real Estate Developer (RED), and financier for the Sunyata Peace Center (SPC). The SPC is located on ten acres in rural area Washington State, and has a total working space of 7324 sqft, comprised of 6124 sqft (Living Spaces:) and 1200 sqft (Classroom).

Dr. Jones is the co-founder of Seattle EDI-sponsored Community-Organized Resource Development (CORD) with Curtis Brown (CEO of Brighton Apartments Southeast Seattle Senior Living Center | Rainer Beach Action Coalition | Rainer Beach Chamber of Commerce) that is developing tailored prototyping streams (TPS) of Building Beloved Communities (BBC) as community-based real estate and business developments in King County. He is the co-founder of the faith-based Building Beloved Communities (BBC) movement with co-founder Rabbi Jay Rosenbaum, which includes BBC-R&R Rabbis & Reverends (Black Pastors) local (King County) and National (Seattle | Detroit | New York | Atlanta | Chicago | Philadelphia), and BBC Multi-Faith Social Justice that works with local legislators as strategic thinking partners.

Dr. Jones was an early systems architect of the Nehemiah Initiative (Seattle Central Area Black Churches community economic development (real estate and business) with BIPoC Bishop Garry Tyson (Goodwill Missionary Baptist Church), BIPoC Architect and Project leader Donald King, and Aaron Fairchild (Green Canopy Real Estate Developer). He was also a co-founder (2017) and systems architect of the Association of Beloved Communities (ABC), involving twenty plus local community leaders, and a core leadership team including Anne Morgan Stadler (Former Award-winning Television Producer), Gus Newport (Boston Dudley Street Founder | Former Mayor of Berkeley CA), Jerry Millhon (Former ED of the Whidbey Institute and Current ED of Thriving Communities), and Mike Green (Award-winning Journalist and Current CEO of ScaleUp Partners LLC).

Dr. Jones' specialization is change management and business/community transformation through leadership and organizational development behavioral competencies integrated with performance optimization (process/quality management process-oriented Lean/ToC and CQI with organic (living-systems metaphor) Agile Whole-systems Enterprise development structures and interactions | informatics), and technology integration. Dr. Jones is a former Regional-level Malcolm Baldrige National Quality Award (MBNQA) examiner; senior member and past Chapter Vice-President of Society of Manufacturing Engineers (SME); and former American Society for Quality (ASQ) Seattle Geographical Community Chair of Member Networking, and a former Vice Chair in the Human Development and Leadership division. He is a Consulting Faculty/Professor, mentoring doctoral and master's students as requested, and teaching course segments on leadership to undergraduate and master's students. Dr. Jones has also provided leadership and educational support to: Saybrook University, Goddard College, Antioch University, Seika University, Western WA University, University of WA, Morris-Brown College, and Boeing. He is currently Vice Chair of Goddard College Board of Trustees (VT), an adjunct faculty member with Antioch University (Seattle), and an External Dissertation Reviewer for Fielding University. He has over 10 years international work experience. Dr. Jones has written over 100 papers — combined unpublished and published.

Dr. Jones is an expert in organizational behavior (business | community | government), focused on high-performance teams (Beloved Communities), organizational health and resilience, operational excellence, and invention and innovation. He has led successful invention and innovation: large-scale systems architecture and integration programs; customer-facing-technology planning, development, and implementation activities; IT and IS product research, development (invention), innovation (cultural adoption), deployment, and operations; complex global enterprise network operations and infrastructure projects; and organization optimization, administration and governance, policy development, and strategic planning efforts — within complex environments for multi-national corporations and with the U.S. government.

Dr. Jones has achieved over a billion dollars in cost savings, cost avoidance, and/or revenue generation for clients-employers-sponsors such as: ALCOA, Boeing, DoC, DoD, DoE, DoL, NASA, Treasury Dept., Intel, Washington Health Foundation, Terra Foods Group, The COOP Residential and Food Cooperatives, ACM, ANSI, APEC, DAMA, DRMA, OMG, IEEE, ISO, PDES/STEP, and SME. He has authored over 100 articles, reports, and technical documents; and has been published in Quality Management Journal, Database Programming and Design magazine, various conference proceedings including Asia-Pacific Economic Cooperation forum in South Korea, and various national and international standards body publications. Since 1983, Dr. Mark R. Jones, has facilitated over 1000 events (meetings, workshops, and conferences) using such techniques as: Phylomemetic Cultural Analysis (PCA), Open Space Technology, Appreciative Inquiry, World Café, “Design Charrettes”, SIL Intercultural Program Development Process, Nonviolent Communication (NVC) processes, Conflict Resolution processes, Arbitration processes, Project Management processes, Participative Democracy processes, and “H-S-L” processes. For the past ten years, Dr. Jones has been researching and prototyping the ESCCO (emotional - social - cultural - cognitive - organizational) Developmental Theory (EDT), Cultural Identity-Orientation Theory (CIOT) and PCA to codify key technical and relational efficiency and effectiveness elements required for achieving social cohesion and resiliency in the context of diversity, inclusion and equity (DIE). Recent projects include: 2021 HomeSight (Seattle); 2021 Leadership Snohomish; 2019 University of WA Campus Safety & Security (DIE & CQI); 2019 UW School of Medicine — UW Dept. of Bioethics & Humanities (DIE & CQI); 2019 Cocoon House Board of Trustees and Administrators (DIE); 2019 Treehouse Leadership Teams and an “All-Hands” meeting (DIE). 2018 Treehouse (DIE), 2017 Non-Profit Development Services Center (DIE), Recovery Café (2016-2017), City of Renton (2015), and Young Presidents Organization (2018).

# Equitable Development Initiative Advisory Board

**13 Members:** Pursuant to *Ordinance 119887*, all members subject to City Council confirmation.

- a) Initial members in positions 3, 6, 9, 12, and 13 shall be members of the Equitable Development Initiative’s Interim Advisory Board as of the effective date of this ordinance
  - b) The initial terms for positions 1, 3, 4, 6, 8, 10, and 13 shall be one year
  - c) The initial terms for positions 2, 5, 7, 9, 11, and 12 shall be two years
  - d) All subsequent terms shall be for three years. With the exception of initial positions 3, 6, 9, 12, and 13 no member shall serve more than two consecutive three-year terms
- 3 City Council-appointed
  - 3 Mayor-appointed
  - 7 Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/2021	2/28/2022	1	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Vacant	3/1/2022	2/28/2024		City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
			8.	Member	Jamie Madden	3/1/2022	2/28/2024	1	Board
			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

**SELF-IDENTIFIED DIVERSITY CHART**

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

**Key:**

- \*D List the corresponding *Diversity Chart* number (1 through 9)
- \*\*G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02220, **Version:** 1

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Appointment of Jamie Madden as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Jamie Madden		
<b>Board/Commission Name:</b> Equitable Development Initiative Advisory Board		<b>Position Title:</b> Member
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Board	<b>Term of Position: *</b> 3/1/2022 to 2/28/2024  <input type="checkbox"/> Serving remaining term of a vacant position	
<b>Residential Neighborhood:</b> Belltown	<b>Zip Code:</b> 98121	<b>Contact Phone No.:</b> [REDACTED]
<p><b>Background:</b>          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. 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.</p> <p>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 &amp; 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, <a href="#">Charlesview Residences</a> and <a href="#">A.O. Flats</a>. Jamie was also responsible for writing and managing major federal grants for TCB including Choice Neighborhoods, Sustainable Communities, and Neighborhood Stabilization Program.</p> <p>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. He lives in Seattle's Belltown neighborhood and walks most places. His 3-year-old daughter loves the walking life as well and since 2020 has refused to attend any more Zoom meetings.</p>		
<b>Authorizing Signature (original signature):</b> 	<b>Appointing Signatory:</b> Quynh Pham Interim Chair	
<b>Date Signed (appointed):</b> 5/20/22		

\*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

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- 3 City Council-appointed
  - 3 Mayor-appointed
  - 7 Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/2021	2/28/2022	1	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Vacant	3/1/2022	2/28/2024		City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
			8.	Member	Jamie Madden	3/1/2022	2/28/2024	1	Board
			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

**SELF-IDENTIFIED DIVERSITY CHART**

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

**Key:**

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- \*\*G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02221, **Version:** 1

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Appointment of Diana Paredes as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Diana Paredes</i>		
<b>Board/Commission Name:</b> <i>Equitable Development Initiative Advisory Board</i>		<b>Position Title:</b> <i>Member</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Board</i>	<b>Term of Position: *</b> 3/1/2022 <b>to</b> 2/28/2025  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Eastlake</i>	<b>Zip Code:</b> <i>98102</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b>  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.		
<b>Authorizing Signature (original signature):</b>  <i>Quynh Pham</i> <b>Date Signed (appointed):</b> 5/20/22	<b>Appointing Signatory:</b> <i>Quynh Pham</i> <i>Interim Chair</i>	

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

## Diana Paredes



### WORK EXPERIENCE

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#### **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**

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**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**

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**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

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  - 7 Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
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			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
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			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

**SELF-IDENTIFIED DIVERSITY CHART**

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
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<b>Mayor</b>													
<b>Council</b>													
<b>Other</b>													
<b>Total</b>													

**Key:**

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Legislation Text

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**File #:** Appt 02222, **Version:** 1

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Appointment of Kaleb Germinaro as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2024.

The appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Kaleb Germinaro</i>		
<b>Board/Commission Name:</b> <i>Equitable Development Initiative Advisory Board</i>		<b>Position Title:</b> <i>Member</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 3/1/2022 <b>to</b> 2/28/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Beacon Hill</i>	<b>Zip Code:</b> <i>98144</i>	<b>Contact Phone No.:</b>
<b>Background:</b>  Kaleb Germinaro (he/him) is a Black-biracial man born and raised in Phoenix, AZ and has come to Seattle by way of Philadelphia where he went to the University of Pennsylvania to play football. Kaleb is a lover of dogs, plants/animals and photography. He explores healing through geography via spatial learning and identity development as a process of combatting geographic and spatial oppression. At the moment, he interacts with Seattle as a high school football coach, community educator, and member of Estelita's Library while engaging in conversations about land and power with the same focus on community and care.		
<b>Authorizing Signature (original signature):</b>    <b>Date Signed (appointed):</b> 5/27/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

## Kaleb Germinaro



Education	Ph.D. Student, Learning Sciences & Human Development, U of Washington, Seattle, WA Expected Graduation: February 2023	Present
	MS, Human Development, U of Pennsylvania, Philadelphia, PA	2018
	BA, PPE, U of Pennsylvania, Philadelphia, PA	2017
Research Experience	Research Assistant, Center for Communication, Difference & Equity, Seattle, WA	2020-Present
	Graduate Researcher, UW Resilience Lab, Seattle, WA	2018-2021
	Graduate Researcher, Dr. Shaneé Washington, Seattle, WA	2020
	Graduate Researcher, Childhood Place Pedagogy Lab, Toronto, ON	2021
	Graduate Researcher, Multicultural Education Lab, Seattle, WA	2019-2021
	Research Assistant, PennVet Working Dog Center, Philadelphia, PA	2016-2018
Work Experience	Strategic Development Consultant, Scanduzzi Krebs, Seattle, WA	2021-Present
	Education Consultant, Burke Museum, Seattle, WA	2021-Present
	Curriculum & Research Coordinator, The Nature Project, Seattle, WA	2020-2022
	Consultant, Seattle Department of Transportation, Seattle, WA	2020-2021
	Consultant, Test Innovators, Seattle, WA	2020
	Project Lead, SESEC, Seattle, WA	2019-2021
	Project Coordinator, Critical Mixed Race Studies	2019-Present
	Media Coordinator, Research in Sport and Education	2019
	Graduate Student Advisor, McNair Scholars, Seattle, WA	2019
Graduate Intern, Undergrad Research Program, Seattle,	2018-2019	

	WA	
	Admissions Assistant, U of Pennsylvania, Philadelphia, PA	2017-2018
	Freelance Photographer	2015-Present
Teaching Experience	Community Education & Engagement, UW Resilience Lab, Seattle, WA	2018-2021
	Lecturer, U of Washington, Seattle, WA ; EDUC 401, EDUC 310	2018-2019
	Reader/Grader, U of Washington, Seattle, WA ; EDPSY 406, ECFS 301, EDUC 473, EDUC 351, ECFS 200	2018-2021
	Writing Facilitator, Ballard High School, Seattle, WA	2019-2021
	Tutor, Ballard High School, Seattle, WA	2019-2021
	Public Educator, Philadelphia Zoo, Philadelphia, PA	2017
	Teaching Assistant, U of Pennsylvania, Philadelphia, PA	2017
	Classroom Assistant, Water Works Foundation, Philadelphia, PA	2016-2017
Service	Advocacy and Treasurer, Black Graduate Student Association, Seattle, WA	2020-Present
	Board Member, Estelita's Library, Seattle WA	2020-Present
	Graduate Student Advisory Board Member, GO-MAP, Seattle, WA	2020
	Football Coach, Ballard High School, Seattle, WA	2019-Present
	Project Manager, NorthStar Cycling, Seattle, WA	2020-Present
	Co-facilitator, Open Book Sessions, Seattle, WA	2020
	Student-Athlete, U of Pennsylvania, Philadelphia, PA	2013-2017
	Scribe, Sphinx Senior Society, Philadelphia, PA	2017
	Vice President, Uplifting Athletes, Philadelphia, PA	2016-2017
Rescue Dog Photographer, Various Locations	2015-2020	
Awards	CBO Comprehensive Plan + Community Education/Research Grant (\$60,000)	2022

	Foundry10 Trades Grant, Seattle, WA (\$25,000)	2021
	REI Community Grant (\$30,000)	2021
	Equitable Development Initiative, Seattle, WA (\$75,000)	2021
	Neighborhood Matching Fund (\$50,000), Seattle, WA	2021
	Black Opportunity Fund, Seattle, WA (\$3,000)	2021
	Johnson, Vivian Cady Endowed Memorial Scholarship, Seattle, WA (\$4,000)	2020
	Community Partners Fellowship, Seattle, WA	2019-2021
	Education Faculty Endowed Scholarship, Seattle, WA (\$3,000)	2019
	SEED Grant, U of Washington, Seattle, WA (\$1,000)	2019
	Merit Scholarship, U of Pennsylvania, Philadelphia, PA	2018
	Dean's List, U of Pennsylvania, Philadelphia, PA	2018
	Carlson, Pearl Strand Fellowship, Seattle, WA	2019
	Ivy League Football Champion, U of Pennsylvania	2015, 2016
	Rare Disease Champion, Philadelphia, WA	2016
<hr/>		
Conferences	Symposium, American Education Research Association, San Diego, CA	2022
	Symposium, ISLS Annual Conference, Virtual	2022
	Panel Discussion, Int'l Conference on Education & Justice, Virtual	2021
	Session, National Science Teacher Association, Portland, OR	2021
	Table Discussion, Decolonizing Education Conference, Tacoma, WA	2021
	Symposium, American Education Research Association, Virtual	2021
	Roundtable, American Education Research Association, Virtual	2021

	Paper Presentation, Learning Sciences Graduate Student Conference, Madison, WI	2020
	Paper Presentation, AERA Division D, In-progress Research Gala, San Francisco, CA	2020
	Poster Presentation, National Association of School Psychologists, Baltimore, MD	2020
	Poster Presentation, Child & Nature Conference, Oakland, CA	2019
<hr/>		
Talks	CCC Professional Development Workshop, College of Education Faculty Invited by Faculty Council	2022
	Panelist, Graduate School Equity Summit, U of Washington, Seattle, WA	2021
	Guest Lecture, Portland Traffic and Transportation Class: The New Evolution, Portland State University	2021
	Guest Lecture, Therapeutic Design (L ARCH 498), U of Washington	2021
	Guest Lecture, CEP Capstone Project (CEP 460), U of Washington	2020
	Faculty Senate Panel, U of Washington, Seattle, WA	2020
	Racial Ambiguity Panelist, Dream Collective, Virtual	2020
	Panelist, Community Engagement & Education Leadership Center, Virtual	2020
	Workshop Facilitator, <i>JumpStart @ UW</i> , Seattle, WA	2020
	Keynote Speaker, Racial Social Justice & Equity PTA Meeting, Seattle, WA	2019
	Facilitator, Faculty of Color Panel, Seattle, WA	2019
	Guest Lecture, Learning In and Across Settings, U of Washington	2019
	Critical Race Conversations, Ballard HS, Seattle, WA	2019

	Panelist, <i>Our PENN</i> , Philadelphia, PA	2017
	Orphan Disease Research Center, New York, NY	2016
<hr/>		
Authored	<b>Germinaro, K.</b> , (accepted) "Healing through Geographies: A Spatial-Learning Analysis and Praxis", <i>Journal of Critical Thought and Praxis</i> .	2022
	<b>Germinaro, K.</b> (2022). In Between the Lines: Black and Brown Adolescents Creating a Homeplace Across School Settings. <i>Urban Education</i> , 00420859221086519.	2022
	<b>Germinaro, K.</b> , Dunn, E., Polk, K. D., de Vries, H. G., Daugherty, D., & Jones, J. (2021). <i>Diversity in Outdoor Education: Discrepancies in SEL Across a School Overnight Program</i> . <i>Journal of Experiential Education</i> , 10538259211040185.	2021
	Frey, K. S., McDonald, K. L., Onyewuenyi, A. C., <b>Germinaro, K.</b> , & Eagan, B. R. (2021). "I Felt Like a Hero:" Adolescents' Understanding of Resolution-Promoting and Vengeful Actions on Behalf of Their Peers. <i>Journal of youth and adolescence</i> , 50(3), 521-535.	2021
	Frey, K. S., Nguyen, H. A., Kwak-Tanguay, S., & <b>Germinaro, K.</b> (2021, February). What Do Honor and Face Norms Have to Do with Peer Relations? Adolescents Make Sense of Revenge. In <i>International Conference on Quantitative Ethnography</i> (pp. 348-361). Springer, Cham.	2021
	Contributing Author, <a href="#">The Wellbeing for Life and Learning Guidebook</a> , Seattle, WA	2020

# Equitable Development Initiative Advisory Board

**13** Members: Pursuant to *Ordinance 119887*, all members subject to City Council confirmation.

- a) Initial members in positions 3, 6, 9, 12, and 13 shall be members of the Equitable Development Initiative’s Interim Advisory Board as of the effective date of this ordinance
  - b) The initial terms for positions 1, 3, 4, 6, 8, 10, and 13 shall be one year
  - c) The initial terms for positions 2, 5, 7, 9, 11, and 12 shall be two years
  - d) All subsequent terms shall be for three years. With the exception of initial positions 3, 6, 9, 12, and 13 no member shall serve more than two consecutive three-year terms
- **3** City Council-appointed
  - **3** Mayor-appointed
  - **7** Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/202	2/28/2025	2	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Kaleb Germinaro	3/1/2022	2/28/2024	1	City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
			8.	Member	Jamie Madden	3/1/2022	2/28/2024	1	Board
			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

**SELF-IDENTIFIED DIVERSITY CHART**

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

**Key:**

- \*D List the corresponding *Diversity Chart* number (1 through 9)
- \*\*G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02223, **Version:** 1

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Reappointment of Lindsay Goes Behind as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.

The Appointment Packet is provided as an attachment.

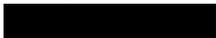


# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Lindsay Goes Behind</i>		
<b>Board/Commission Name:</b> <i>Equitable Development Initiative Advisory Board</i>		<b>Position Title:</b> <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 3/1/2022 <b>to</b> 2/28/2025  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>White Center/ Westwood Village</i>	<b>Zip Code:</b> <i>98106</i>	<b>Contact Phone No.:</b>
<b>Background:</b> As a member of the urban Native American community here in Seattle, comprised of over 300 Indigenous nations and about 90,000 people, I bring forward my traditional teachings and values in addition to my professional experiences to the work to right the ongoing inequities throughout the city and rampant gentrification and commodification of housing and land access which too often leaves out LGBTQ2S+, low income, and communities of color in the pursuit of self-determination and prosperity. The Equitable Development Initiative is a fantastic example of how government can and should work with community groups and members to bring their strategic vision, wisdom, and creativity forward when determining access to resources that are vital to combat the systemic support of land development which seeks to build and contain wealth within a small sector of the population. I would be proud to join the EDI Advisory Board to aid in this work and provide a perspective that is often not included at tables such as this.		
<b>Authorizing Signature (original signature):</b>   <b>Date Signed (appointed):</b>  05/27/22	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

## Lindsay Goes Behind



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### **Education**

Western Washington University  
Bachelor of Arts, Human Services, 2000  
University of Washington  
Master's in Social Work, 2010

### **Professional Experience**

#### ***Na'ah Illahee Fund, Managing Director, 3/18-present***

- Responsible to manage the day-to-day financial activity and operations including internal programming, fiscal sponsorships, and developing and special projects as needed.
- Develop budgets in collaboration with Leadership team and ensure that Program Managers have up to date program expense budgets as well as overall updating of Organizational budget to actuals.
- Responsible for support and supervision of Program Managers and Admin team staff.
- Oversee general bookkeeping, program planning/development, human resources, grant/contracts compliance support, office administration, and technology support.
- Build organizational systems, policies, and procedures to increase efficiency and equity as well as support compliance and accountability.
- Support Leadership team and staff in strategic decision-making regarding funding, programming, and organizational structure.
- Responsible for HR and personnel policies and procedures.
- Lead Land Conservancy policies, procedures, and site acquisition for NIF and affiliated community groups.

#### ***Yoga Behind Bars, Program & Administrative Coordinator, 11/17-present***

- Responsible for Little Green Light database management and upkeep
- Maintain up to date program information on website and social media accounts
- Schedule and coordinate programming in 18 correctional facilities across WA state
- Responsible for managing, coding, organizing, and reporting monthly spending to bookkeeper in addition to staff and volunteer reimbursements. Organize office space and stock with needed supplies to maintain optimal office functioning.
- Maintain excellent, timely communication for and about the organization internally and Externally.
- Manage financial transactions, communication, registration, and planning for YBB trainings
- Coordinate and support volunteers and instructors

#### ***Native American Youth & Family Center (NAYA), Health Policy Manager/Policy Coordinator – Future Generations Collaborative, 9/15 – 9/17***

- Provide support, professional development, and supervision for 6 employees.

- Create budgets and oversight for 10 grants/funding sources including timely reporting, accurate and responsible financial management, and payroll dissemination.
- Facilitate education, training, and volunteer opportunities on trauma Informed practice, healing from trauma (intergenerational, systemic, interpersonal, etc.), external and internal policy making and policy advocacy to Community Health Workers and Elder/Natural Helper volunteer cohorts.
- Coordinate, facilitate, and create agenda for monthly action planning meetings with FGC membership and partners.
- Prepare and submit as needed project work plans to community partners, grant reporting to grantees, and input data to NAYA's internal database.
- Develop communications plan including formulating and vetting talking points, media releases and other communications.
- Coordinate, schedule, and support volunteers to participate in community advocacy opportunities.
- Assist with and serve as internal coordinator for the assessment, research and evaluation activities
- Plan, coordinate and evaluate a culturally-relevant community-based planning process
- Align strategies and work closely with affiliated organizational programs including environmental justice, community development, and youth and education services.

***Sisters Of The Road, Volunteer/Outreach Co-Manager, 3/12 to 9/15***

- Responsible for volunteer recruitment, training, scheduling, supervision, retention, and recognition.
- Present at community events, workshops, and conferences about SOTR's history/mission/vision as well as poverty, houselessness, and criminalization based on housing status.
- Support the development and improvement of collective management systems, procedures, and policies across the organization.
- Co-lead Grievance Resolution Team, Organizational Budget Committee, Board Recruitment/Training Committee, Safety Committee, and Collective Management Workgroup. Interim HR co-manager for 8 months.
- Create yearly workplan and budget for volunteer program and the organization as a whole.
- Facilitate staff meetings, retreats, and trainings on topics such as collective management, non-violence/de-escalation, racial justice/anti oppression social work, and human and civil rights.
- Prepare and routinely update written and electronic outreach and volunteer materials.
- Prepare monthly volunteer e-news letter as well as material for SOTR's monthly e-news, quarterly newsletter, twitter and facebook accounts, as well as fundraising drives.
- Responsible for monthly volunteer data inputted into SAGE database system.

***Parents Organizing For Welfare and Economic Rights (POWER), Advocate, 4/08-7/10***

- Create and present varied workshops on subjects such as: environmental and reproductive justice, anti-poverty feminist organizing, women of color combating

poverty and the welfare system, legislative process & lobbying, and welfare rights both locally and nationally including Econvergence and the U.S. Social Forum.

- Organize direct actions such as the Martin Luther King Day Poor People's Summit/March and the Poor People's Block Party.
- Assist in the creation & publication of POWER's legislative platform as well as scheduling constituent meetings with legislators.
- Plan & facilitate weekly volunteer meetings as well as monthly POWER which included securing child care, refreshments, recording of and dissemination of meeting notes, publicizing meetings and events, coalition building with other local social change organizations and community social service agencies.
- Create and develop successful fundraisers as well as writing and securing grants.
- Managed grant budgets, administered petty cash, maintained financial records for grants and petty cash.

***Lummi Children Services, Lead Social Worker/Foster Home Licensor, 5/00-9/05***

- Maintained agency & foster home licensure as well as recruitment, training, and supervision to potential tribal foster parents.
- Reporting and statistic gathering for federal and state grants.
- Detailed record keeping, case file documentation, and statistics.
- Represented the Lummi Nation in Tribal/State Working Agreement negotiations.
- Advocated for funding and other ICW program needs before Lummi Tribal Council & DCFS.
- Managed 40 dependency cases involving children ages birth to 17 & their families.
- Supervised & trained 4 case workers & 2 parent outreach staff

**Professional References:**

Ximena Narvaja, Operations Director, Yoga Behind Bars –

Jillene Joseph, Executive Director Native Wellness Institute/FGC Community Engagement Coordinator -

Ashley Thirstrup, Director Youth & Education Services, NAYA 2006-2016 –

Monica Beemer, Executive Director, Sisters Of The Road 2003-2014

# Equitable Development Initiative Advisory Board

**13** Members: Pursuant to *Ordinance 119887*, *all* members subject to City Council confirmation.

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- **3** City Council-appointed
  - **3** Mayor-appointed
  - **7** Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

## Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar Garcia	3/1/2021	2/28/2022	1	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/2022	2/28/2025	2	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Kaleb Germinaro	3/1/2022	2/28/2024	1	City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
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			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

## SELF-IDENTIFIED DIVERSITY CHART

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

### Key:

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

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

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

*Diversity information is self-identified and is voluntary.*



## Legislation Text

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**File #:** Appt 02224, **Version:** 1

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Appointment of Maria Barrientos as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

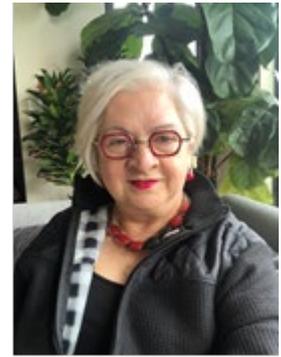
<b>Appointee Name:</b> <i>Maria Barrientos</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Local Community Representative</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Queen Anne</i>	<b>Zip Code:</b> <i>98119</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> Ms. Barrientos owns BarrientosRyan, which has developed, acquired, managed, and financed in excess of 70 properties in Seattle, with a focus on urban infill, large civic projects, placemaking, and building strong relationships with the surrounding community.  She has lived in Queen Anne for 33 years and has been immensely involved with her community in that time, serving on over 25 boards and commissions, including as chair of the Uptown Design Guideline committee and a participant in the development of the Queen Anne Neighborhood Design Guidelines. She is a passionate advocate for affordable housing.  Ms. Barrientos earned a degree in marketing, real estate, and advertising from The University of Texas at Austin.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

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



**b a r r i e n t o s R Y A N L L C**

**M a r i a B a r r i e n t o s**



barrientosRyan made a commitment to being a woman-only firm several years ago. We are a minority owned, women owned firm.

Maria has successfully developed, acquired, managed and financed in excess of 70 development properties in Seattle totaling over \$1 billion worth of real estate development projects.

Ms. Barrientos has received many awards including one of the most influential urban-infill developers in Seattle, was named a 2015 Puget Sound Business Journal “Woman of Influence”, and is categorized by her peers as innovative, thoughtful, and creative. Maria is considered a thought leader and has also been called a “solution-based” community developer by many.

Maria spends considerable amounts of time as a volunteer with numerous community-based organizations and is very civically involved and serves on politically appointed committees in the city of Seattle and King County, focused of land use and equitable housing policies.

As a company, Barrientos Ryan has a unique niche in Seattle, developing in the dense neighborhoods surrounding downtown focused on place-making and customizing their projects to meet the needs of the people who will live in these communities. The 2<sup>nd</sup> niche BR has developed is working on large civic projects including cultural arts facilities.

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**Experience and Attributes pertinent to working with the Seattle Storm on their proposed practice facility:**

Deep and broad understanding of the development and construction industry with expertise in execution and highly experienced project managers.

Collaboration, critical thinking skills, problem solving & vast experience working with both our team and external consultants - all driven by being service oriented

Experience developing complicated properties, and experience and knowledge of ongoing asset management which leads to a depth of understanding regarding systems within a building to keep ongoing operating budgets efficient in the future.

Maria is a good strategic thinker and is very well connected in the RE Development world with strong relationships with peers and colleagues. In the industry

One of Maria’s attributes is being a good listener, which leads to a drive to understand what each issue is about so a solution can be developed that incorporates the values and goals for each project and its development partners. We truly walk the walk of win-win solutions with those we interact with.

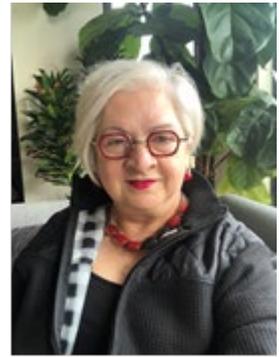
Maria provides an expertise in land use regulations and process that is critical to understanding how a project can be accomplished, with solid relationships with government officials.

Maria has a strong understanding of financing and financing mechanisms (including bonds)





**barrientos RYAN LLC**  
**M a r i a B a r r i e n t o s**



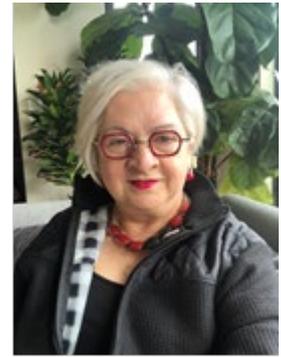
and with developing limited partnerships, joint venture partnerships, and complicated public private partnerships.

bR has developed many organizational processes for managing successful project, communications protocols, tracking & reporting systems, cost controls, budgeting, and constant value analysis that weighs capital costs, maintaining a long term asset, and operating expenses.

Experienced at developing legal agreements, contract, and contract negotiations,

bR is considered one of the best at developing and maintaining strong relationships with the people in the communities we build in. We excel in community outreach.





**RECENTLY COMPLETED MULTI-FAMILY MIXED USE PROJECTS**

**LOUISA HOTEL**

A 100 Unit Mixed Use Apartment Development Project in the International District. This is an acquisition of an old historic building that is being renovated into work force housing. bR remains as the Asset Manager for this building.

**CENTER STEPS-**

A 269 Unit Mixed Use Apartment Development Project on Mercer across from Seattle Center renovated into work force housing.

**UNDER CONSTRUCTION:**

**21 BOSTON: SAFEWAY ON QUEEN ANNE MIXED USE PROJECT**

Construction is ready to start in September on this 325 Unit Mixed Use Apartment Development Project located at the corner of Boston and Queen Anne Avenue includes building a new 50,000 SF Safeway store with 3 separate buildings of residential units above the store

**PROJECTS IN PLANNING**

**Seattle Storm Practice Facility**

Maria is working with Force 10 Hoops, to develop a new state of the art basketball practice facility for women by the women owned WNBA team

**B45 – Residential High Rise located on 45<sup>th</sup>**

Construction is ready to start in September on this 355 Unit Mixed Use Apartment Development Project located in the University District.

**1200 45<sup>th</sup> Residential Tower**

A 240 Unit (24 story) Mixed Use Apartment Development Project located at the corner of 12<sup>th</sup> and Roosevelt in the University District. Construction expected mid to late 2020

**Northaven Apartments**

Mixed Use Housing with a large day care center on 1<sup>st</sup> floor with affordable work-force housing above.

**Youth Care Academy**

bR is acting as development consultant/owner's representative on this mixed use project which includes offices, counseling offices, work training facility and housing for homeless youth located on Capitol Hill.

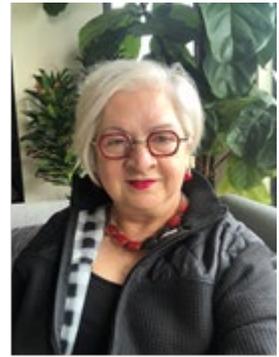
**Grand Street Commons**

bR is working with Mount Baker housing to manage this Joint Venture project which combines affordable and market rate housing in the Rainier Valley.

**Union Bay Place**

A 98 Unit Mixed Use Apartment Development Project located on Union Bay Place, just east of U-Village. Construction expected late 2019





**COMPLETED PROJECTS**

**THE CORA APARTMENTS at 305 First W - Mixed Use Apartment Development Project**

**THE PARSONAGE APARTMENT at 4132 Brooklyn -**

**LEXICON Apartments at 120 Harvard Ave E**

**RUBIX - Mixed Use Apartment Development Project**

**Youngstown Flats - Mixed Use Apartment Development Project**

**Ruby Condominiums - Mixed Use Apartment Development Project**

**The CHLOE - Mixed Use Apartment Development Project**

**Packard Building - - Mixed Use Apartment Development Project**

**The Pearl - Mixed Use Apartment Development Project**

**The Bernard - Mixed Use Apartment Development Project**

**The Gilbert - Mixed Use Apartments on Queen Anne**

**705 South Weller - Mixed Use Apartment Development**

**Earnestine Anderson Place for LIHI**

**Ballard Senior Housing**

**Boston Crest & 5 AW Apartments in Uptown**

**CULTURAL ARTS FACILITIES AND OTHER PROJECTS:**

**Marion Oliver McCaw Hall**

**Seattle Art Museum: Olympic Sculpture Park**

**Village Theatre First Stage**

**Village Theatre - Everett**

**Seattle Asian Art Museum**

**Urban League Village at Colman School**

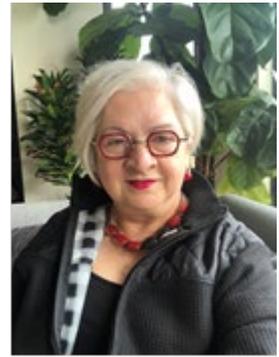
**Seattle University Performing Arts Center**

**St. Mark's Episcopal Cathedral**

**5<sup>th</sup> Avenue Theatre**

**Mann Building Renovation (Wild Ginger Restaurant)**

**Union Station Renovation for Sound Transit New Headquarters**



**OTHER HOUSING PROJECTS (developed while a partner at Lorig Associates)**

**Seattle University Student Housing (Murphy Apartments)**

**Uwajimaya Village Mixed Use Apartments and grocery store**

**Bailey Boushay for AIDS Housing of Washington.**

**Cal Anderson House Apartments for People Living with AIDS.**

**Lyon Building Renovation for AIDS Housing of Washington**

**Commodore Duchess Apartments (Student Housing at UW)**

**Lincoln School Apartments, Eugene, Oregon**

**Cliff Street Lofts Apartments**

**Sound Transit's Link Light Rail Space in SODO**

**Eagles Auditorium for A Contemporary Theatre (ACT)**

**Paramount Theatre Renovation**

**Village Theatre –Main Stage (Issaquah)**

**Overlake Golf and Country Club**

**45<sup>th</sup> Street Community Health Clinic**

**Central Youth & Family Services Administrative Offices/Building**

**Seattle Tennis Club Renovation**

**community and board activities**

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**Current:**

Pacific Real Estate Institute, President

Uptown Alliance, Executive Committee Member

Uptown, Chair of Land Use Review Committee

University District Business Improvement association

Seattle 4 Everyone – housing advocacy

Puget Sound Business Journal Advisory Committee Member

PSBJ Awards Advisory Committee

2WH Board Member and Treasurer

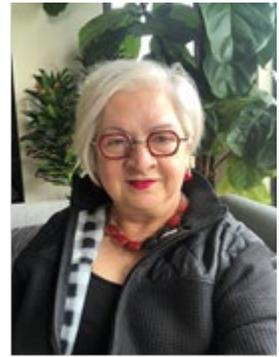
**Previous:**

Urban Land Institute, MF Housing Product Council Member + Executive Committee Member

Mentor and Advisor to many



**b a r r i e n t o s R Y A N L L C**  
**M a r i a B a r r i e n t o s**



Pike Pine Urban Neighborhood Council/Capitol Hill LURC  
Mayor's Housing Affordability + Livability Committee  
City's Design Review Advisory Committee  
Seattle University Major Institution Master Plan, Community Advisory Committee Member  
International District Public Development Authority, Board Member Woodland Park Zoo Board Member  
Seattle University Board of Regents  
Capitol Hill Chamber of Commerce  
Capitol Hill 2020 Committee + Leadership Council  
Capitol Hill Urban Co-Housing Developer and Mentor  
City Seattle, New Market Tax Credit Advisory Board Member  
Rainier Club, Board Member  
City of Seattle Design Review Board for Magnolia, Queen Anne, South Lake Union  
Pacific Northwest Ballet - Board Member  
Historic Seattle Public Development Authority, Member and Chair, Development Committee  
City of Seattle Public/Private Partnership Panel  
City of Seattle Transferred Development Rights Advisory Group Member  
City of Seattle Affordable Housing Advisory Committee Member (several times)  
WACED, Washington Academy of Community and Economic Development.  
Village Theatre, Board Member  
ARCADE Magazine, Board Member  
Seattle Parks Department Interbay Golf Course Mgmt Committee  
Wintonia Low Income Housing Project, Past Board Member and Building Committee Chair  
Central Youth and Family Services, past Board President  
Pike Place Market PDA, past Council Member  
  
Municipal Golf of Seattle, past Board Member and Chair



## Design Review Board

**42 Design Review Board** Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

### Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02225, **Version:** 1

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Appointment of Brenda L. Baxter as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Brenda L. Baxter</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Development Professional</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Hillman City</i>	<b>Zip Code:</b> <i>98118</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Ms. Baxter has fifteen years of experience in design, construction, and real estate development in the Pacific Northwest. She is Senior Project Manager at Jones Lang LaSalle performing a wide range of roles including development, design, and construction management; space planning; feasibility studies; and capital and cost management.  Previously, Ms. Baxter worked on the Washington State Convention Center Addition as a Project Manager at Pine Street Group. In this collaborative experience, Ms. Baxter served on the design team and interacted with many civic and community organizations including the Design Review Board, Seattle Design Commission, and Landmarks Board.  Ms. Baxter earned Bachelor of Architecture and Bachelor of Construction Management degrees from the University of Washington.		
<b>Authorizing Signature (original signature):</b>  <i>Bruce A. Harrell</i>  <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

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

**BRENDA L. BAXTER**

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**EDUCATION**

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**UNIVERSITY OF WASHINGTON** - [SEATTLE, WA]  
B.A. Architecture, June 2008  
B.S. Construction Management, June 2009

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**PROFESSIONAL EXPERIENCE**

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**JONES LANG LASALLE**

**PROJECT DEVELOPMENT SERVICES (PDS) - SENIOR PROJECT MANAGER** - [MAY 2021 - PRESENT]

- Development management, design and construction management, capital and cost management, multi-site, multi-market delivery, relocation management, space planning, feasibility studies, building survey and audit services, lease and sublease support, and schedule management.
- Instrumental business development, interview, and sales experience.

**PINE STREET GROUP LLC.**

**WASHINGTON STATE CONVENTION CENTER ADDITION (WSCCA) - PROJECT MANAGER** - [2017 - 2021]

- Overarching design team and consultant management. Including scheduling, in depth collaboration across disciplines, document control, and construction administration support.
- Integration of WSCC operational needs during design development and ongoing during construction.
- Quality assurance and controls oversight.
- Seattle design commission, entitlements, historic landmark, design review board, and permitting support.
- Coordination with 4Culture, Transpo, KC Metro, SDOT, and numerous other city agencies.
- Public art program design guidance, scheduling, and construction integration.
- Retail space planning, leasing, operations, and tenant coordination.
- Residential and Office Co-Development tower design and permitting guidance.

**TURNER CONSTRUCTION COMPANY** - [SEATTLE, WA]

**2ND & PINE APARTMENTS - EXTERIOR ENVELOPE MANAGER** - [2015 - 2017]

- Luxury 40-story, 576,425 SF residential tower with 398 residential units and 3,000 SF of retail space.
- Oversight of all facets of multiple trades through pre-construction, construction, and closeout.
- Continuous focus on operations, process improvement, lean philosophies, and quality control.

**SPECIAL PROJECTS DIVISION - PROJECT MANAGER** [2008 - 2015]

- Management of multiple high-end projects and occupied renovations simultaneously.
- Management, training, and development of multiple project teams.

**SAMPLE OF PROJECTS**

George F. Russell Hall Jr. Hall	Seattle, W.A.
Concur Technologies Headquarters	Bellevue, W.A.
K&L Gates LLP Offices	Seattle, W.A.
DocuSign Offices @ Russell Investments	Seattle, W.A.
Allrecipes.com Headquarters	Seattle, W.A.
Boeing Northwest Executive Offices	Everett, W.A.
Boeing Medical Center Relocation	Everett, W.A.
Boeing 777x Leased Building Buildouts	Everett, W.A.
BitTitan Cloud Enablement Offices	Kirkland, W.A.
American Express Centurion Lounge	SeaTac Airport

**YOUNG PROFESSIONALS OF SEATTLE**

**BOARD MEMBER & DIRECTOR OF EVENTS** - [2012 - 2017]

- A networking organization emphasizing professional development, volunteerism, and facilitating young professionals to make connections.
- Management of the events committee, monthly networking events, as well as various special events.

**AMBIA INC. ENDURING ARCHITECTURE** - [SEATTLE + OLYMPIA, WA]

**INTERN ARCHITECT** [2007 - 2008]

- Assisted within the residential, educational, and governmental studios.

**BRENDA L. BAXTER**

██████████  
████████████████████

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**PROFICIENCIES**

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- Project management tools such as Procore, Fieldwire, Trello, OneNote, SharePoint, and PlanGrid.
- Outlook, Excel, Microsoft Office, Microsoft Project, BlueBeam, AutoDesk-CAD, Microsoft Teams, and ZOOM.

# Design Review Board

**42 Design Review Board** Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

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9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
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3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02226, **Version:** 1

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Appointment of Troy Britt as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Troy Britt</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Landscape Design Professional</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Squire Park</i>	<b>Zip Code:</b> <i>98122</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> Mr. Britt is a Landscape and Urban Designer at Jett Landscape Architecture & Design specializing mixed-use communities, transit-oriented development, and affordable housing projects across the Puget Sound region. He previously held positions in landscape and urban design in Colorado.  Mr. Britt is motivated by the need for sustainable planning and development to bolster climate resilience and social and economic equity. He is also a proponent of participatory design to foster compromise between municipalities, developers, and communities to create meaningful places.  Mr. Britt earned a Bachelor of Fine Arts degree from Kansas State University followed by a Master of Landscape Architecture at the University of Colorado Denver. He also achieved EcoDistricts A.P. and SITES A.P. accreditation.		
<b>Authorizing Signature (original signature):</b>   <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

## Hello I'm Troy Britt



## Skills

My previous work fosters a desire to connect communities to their surroundings through creative place-making and culturally appropriate urban design. With experience in campus, cultural, transportation, and open space planning, I bring a keen understanding of urban development through the lens of sustainability strategies to efficiently arrive at appropriate design solutions for all users and stakeholders.

## Experience

JUNE 2021 - PRESENT

### **Jett Landscape Architecture + Design, Seattle, WA** - *Landscape + Urban Designer*

- Specializing in landscape and urban design for mixed-use communities, transit-oriented developments (TOD's), and affordable housing projects in the Puget Sound region.
- Sustainable site development and planning for climate resilience.

MARCH 2020 - JUNE 2021

### **Ecoscope Environmental Design, Boulder, CO** - *Landscape Designer | Site Design Consultant*

- Sustainable site design and development for new and existing homes in Boulder County.
- Landscape design and construction services closely navigating zoning codes set forth by the City and County of Boulder, Colorado.

AUGUST 2019 - FEBRUARY 2020

### **Tryba Architects, Denver, CO** - *Urban Designer*

- Master planning and design for mixed-use developments and office campuses with integrated park and trail systems.
- Coordinate participatory design and outreach efforts between clients and municipalities.
- Assist in design guidelines and zoning requirements for new building developments.

## Education

SEPTEMBER 2016 - MAY 2019

### **University of Colorado Denver, Denver, CO** - *Master of Landscape Architecture*

SEPTEMBER 2011 - DECEMBER 2014

### **Kansas State University, Manhattan, KS** - *Bachelor of Fine Arts*

## Awards

MAY 2019

**ASLA Central States Award | Community Merit** - *The Meadow, Manhattan, KS*

MAY 2018

**Sigma Lambda Alpha (Landscape Architecture Honors)** - *University of Colorado Denver*

MAY 2018

**Dana Crawford Endowed Scholarship** - *University of Colorado Denver*

## Accreditations | Affiliations

MAY 2020-22

**SITES A.P.** - *Sustainable SITES Initiative - USGBS*

DECEMBER 2020-23

**EcoDistricts A.P.** - *EcoDistricts: Neighborhoods for All*

DECEMBER 2021

**Congress for New Urbanism (CNU)** - *Member*

JULY 2020

**U.S. Green Building Council** - *Emerging Professional*

## Design Review Board

**42 Design Review Board** Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

### Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02227, **Version:** 1

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Reappointment of Penn DiJulio as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Penn DiJulio</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Development Professional</i>
<input type="checkbox"/> <b>Appointment</b> OR <input checked="" type="checkbox"/> <b>Reappointment</b>		<b>City Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Ravenna</i>	<b>Zip Code:</b> <i>98115</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Mr. DiJulio is a Senior Development Manager at Touchstone Development with almost 15 years of experience working in construction and project management in the greater Puget Sound region. His work involves all aspects of the development process, from acquisition to project closeout and transition. His primary focus is managing development opportunities to procure entitlements and permits, and managing each project through the design, pre-construction, and construction phases. Mr. DiJulio’s work experience includes urban development, hospitality, mixed-use, multifamily, and single-family residential development.  Mr. DiJulio holds a Bachelor of Arts degree in Philosophy from the University of Washington and a certificate from the Stanford Graduate School of Business.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/31/2022		<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

## PENN DIJULIO

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### Key Skills and Experience:

- Concept/Design Management
  - Construction Management
  - Permitting
  - Entitlements
  - Contract Negotiation
  - Issue Management and Resolution
- 

### PROFESSIONAL EXPERIENCE

#### **TOUCHSTONE DEVELOPMENT** Seattle, WA July 2019-Present

Full service Development company located in Seattle, Wa focusing on urban development and mixed use projects.

##### **Senior Development Manager**

**As the Senior Development Manager, I am involved in all aspects of the development process, from strategic input during acquisition and due diligence phases to project closeout and transition. My primary focus is the management of development opportunities to procure entitlements and permits and management of each project through design, pre-construction, and construction phases, including tenant improvement.**

#### **WHITE PETERMAN PROPERTIES, INC** Merrillville, IN/Seattle, WA July 2015-June 2019

Full service Hotel and Multi-family developer located in northern Indiana.

##### **Vice President of Construction**

**Responsible for managing design, permitting, and construction throughout the Pacific Northwest of all WPPI properties including 234 guestroom AC Marriott Hotel in Bellevue, WA, 243 unit apartment building in Redmond, WA, 138-unit wood frame residential building in the Roosevelt Neighborhood and 200-Room AC Marriott Hotel in Denny Triangle. Sourcing and due diligence support for out-of-state development team on all tied-up and sourced properties throughout the due diligence process.**

#### **WOOD PARTNERS**, Seattle, WA/Irvine, CA/Portland, OR May 2014-July, 2015

Atlanta-based residential development company with offices across the United States.

##### **Construction Manager**

**Project: Block 17 Apartments, Portland Oregon: 17-story concrete tower and 5-story wood framed building, 281 luxury apartments, LEED Silver.**

Construction Manager/Owner's representative responsible for seamless development, design and construction processes. Project was delivered, with the help of a sound general contracting team, on time and within budget including a number of developer and equity partner upgrades.

- Senior level support in pre-development and pre-construction and construction of two additional high rise apartment towers located in Seattle, WA, and several other pursuits in Portland, OR.

#### **WALSH CONSTRUCTION**, Seattle, WA/Chicago, IL December 2012-May 2014

Chicago-based general contracting, construction management, and design-build firm recognized as one of the nation's top 15 contractors according to Engineering News-Record (ENR). Approximately \$4 Billion 2012 Revenue.

##### **Project Manager**

**Project: Bellevue Marriott: 17-story, 384 Guestroom, LEED Silver Full-service hotel with 3 underground parking levels, Conference center, Ballroom spaces, pool, full service kitchen, restaurant and bar. GFA of approximately 325,000 sf.**

MEP Project Manager for hotel project with heavy reliance on BIM practices and design assist/Value Engineering of all mechanical systems. Project management of other technical systems and oversight/mentorship of a staff of two Project Engineers and one APM. Project maintains heavy emphasis on GC design assist/design completion with alternative consultant management model as contracted by the owner.

- Primary focus on private client/negotiated work.
- Familiar with large project estimating for federal and public hard-bid, "plan and spec" sector.

**ROBERTS-WYGAL CUSTOM BUILDER, Kirkland, WA**

May 2010-December 2012

Private builder specializing in high-end, top-quality custom homes in and around the greater Seattle Area.

**Project Manager**

Implemented sound construction practices and organized business processes across entire company. Introduced goal-centered, metric-driven culture resulting in renewed client satisfaction and the award of additional \$2.4M in contracts to the company by a satisfied client. Responsible for client relations and management, architect and designer coordination, in-project estimating, project schedule, issue management, subcontractor scope definition, subcontract generation, cost accounting, quality control, and project administration.

- Projects Managed: \$10.5M home re-model/re-build project on Mercer Island, \$3.5M custom home build in Yarrow Point and a \$3.5M new home construction in North Seattle. \$1.5M remodel in North Seattle. \$2.5M remodel and new construction in Seward Park, \$3.5M New construction in Medina, \$2.5M interior and shell construction on Queen Anne, \$1.2M new addition in Bellevue
- Business Development and estimating to support company expansion goals.

**THE HANOVER COMPANY, Seattle, WA/Houston, TX**

November 2006-May 2010

Residential Development Company based in Houston, TX with approximately 250 employees and a 2008 development schedule valued at over \$1 Billion.

**Assistant Project Manager**

**Projects: Olivian Tower - Seattle, WA; Ten-20 Tower - Bellevue, WA; Ashton - Bellevue, WA**

Challenged with pre-development, pre-construction, sub-contract and scope creation, contract negotiation, management of subcontractors, developers, architects and consultants, fiscal analysis, and scheduling for the construction of a 28-story, 327 Unit LEED Certified luxury high-rise apartment building in Downtown Seattle (Olivian Tower). Primary Management of approximately \$30M in construction subcontracts and assistant management of an additional \$50M in subcontracts of the \$109M Construction Budget.

- Ten-20 Tower and Ashton Bellevue: Additional project management of close-out/punch list and warranty work at two additional apartment buildings (approximately 500 units) following company "reorganization." Duties included management of MEP Coordination in preparation for building's tenant improvement work. Project completed, turned-over to management, and successful start of leasing on time and within budget.
- Negotiated all contract change orders to 66% of quoted value amounting to approximately \$1M in savings.

**GRANITEROCK CO., Watsonville, CA**

October 2002-November 2006

Malcolm Baldrige Award winning construction material supply and heavy civil construction company with over 800 employees serving the San Francisco Bay Area based out of Watsonville, CA

**Manager, Total Quality Management (November 2002-November 2006)**

Championed Total Quality Management initiatives and developed marketing and business strategy direction in all seven company divisions. Piloted company's complaint management system and provided consultation, root-cause analysis and Corrective and Preventive Action (CAPA) guidance to more than 500 issues per year. Developed customer surveys and process improvement to measure customer loyalty and satisfaction. Mentored and supervised 11 concrete and Asphaltic Concrete plant operators in company quality standards through Statistical Process Control (Six-Sigma Goals) of material batching accuracy, process capability determination, and root cause analysis to goal of zero defects.

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**EDUCATION**

**Stanford Graduate School of Business, Palo Alto, CA**

Certificate Program - Graduate School of Business Summer Institute, Summer 2004

**University of Washington, Seattle, WA**

B.A. Philosophy June 2002, Pre-medicine/Life Science Program Requirements, Dean's List

**SOFTWARE PROFICIENCY**

- MS Office Suite on PC and Mac Platforms-(Word, Excel, PowerPoint, Publisher, )

- Primavera p6 Scheduling software
- MS Project Scheduling Software
- CMiC Project Management Software
- Timberline Accounting and Project Management Software
- BidScreen XL estimating/take-off software
- Masterview Project Management Software
- NavisWorks (BIM software - navigation only)
- JD Edwards Accounting software and Crystal Reports

# Design Review Board

**42 Design Review Board** Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

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- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

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6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
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6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
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6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
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6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
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6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02228, **Version:** 1

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Appointment of Che Fortaleza as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Che Fortaleza</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Local Community Representative</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Belltown</i>	<b>Zip Code:</b> <i>98104</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> Ms. Fortaleza has practiced architecture for 24 years and currently works as a project manager at Jackson Main Architecture. Her focus is on multifamily projects and her portfolio includes mixed-use, adaptive reuse, hospitality, retail, and industrial work.  Ms. Fortaleza was born, raised, and educated in the Philippines, where she practiced architecture for 5 years prior to moving to America. She has also lived and worked in Tennessee, Colorado, and California, exposing her to a wide range of codes, cultures, and jurisdictions. She views design review as an opportunity to deeply engage with and serve her community.  Ms. Fortaleza earned both a Bachelor of Science in architecture and a Bachelor of Fine Arts from University of Santo Tomas.		
<b>Authorizing Signature (original signature):</b>   <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

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



# CHE FORTALEZA

ra, ncarb



## PROFILE

Exceptional project management skills. Key player in organizational change. Strong background in architecture and interior design. Results-oriented, focused, highly-organized professional with 20+ years of diversified project experience. Proven track record at different levels in all phases and aspects of architecture. Reputable and highly efficient leader. Excellent team player. Fosters strong client and consultant relationships. Pioneer in direct and strategic marketing. Expert in Client Satisfaction.

## Project Types

- Mixed-Use Retail-Multi-Family, Student Housing
- Hospitality
- Corporate Retail
- Condominium and High-End Residential, Senior Housing
- Office Buildings, Tenant Fit-Outs, and BOMA Calculations
- Speculative Buildings and Adaptive Reuse
- Urban Design, Planning, and Site Development
- Restaurants, Retail, Art Studio, Hotels, Wellness Center, Salon and Spa
- Religious Buildings, Technical Colleges, Banks, City Hall, Correctional Facility, Medical Offices
- Industrial Facilities
- Forensic Architecture
- International Exhibitions, Museums, International Airport

## EXPERIENCE

### Project Manager, Jackson Main Architecture

Seattle, WA — June 2019 - Present

Focus on Multi-Family. Project Management.. Manages project team, schedule, production, coordination, and delegation. Works with local jurisdictions on design review and plan approvals, permit processing, and submittals. Construction administration, RFI and submittal process.

### Project Manager, Stanton Architecture

San Francisco, CA — March 2017 - May 2019

Focus on Hospitality. Project Management, Team Building and Client Relations. Manages project team, schedule, budget and fees, production, coordination, and delegation. Works with local jurisdictions on plan review and approvals, project development, and permit acquisitions. Active involvement with the Standards Committee.

### Architect/Project Manager, CR architecture + design

Seattle, WA — August 2014 - March 2017

Focus on Corporate Retail. Project Management, Team Building/Staff Allocations, and Client Relations. Managed project team, schedule, budget and fees, production, construction administration. Worked with different jurisdictions for plan approvals, permit acquisitions, inspections and certificates of occupancy.

### Architect/Project Manager, Studio19 Architects, LLC

Seattle, WA — February 2014 - August 2014

Focus on Multi-Family and Micro-Housing. Heavily involved in direct marketing to Public Agencies, Prime Contractors, as well as Private Developers. Preparation of development potential, site analysis, and cost studies. Leader in client satisfaction and project management.

**Architect/Project Manager, PWN Architects and Planners, Inc.**

Greenwood Village, CO — October 2012 - February 2014

Focus on Senior Housing. Project management and execution of architectural and interior design services from marketing, planning, design, client and consultant coordination, code research, drawings production, bid clarifications, and construction administration.

**Architect/Project Manager, METHOD Architecture**

Chattanooga, TN — September 2008 - August 2012

Diversified practice with emphasis on Office Buildings, Tenant Fit-outs, and Adaptive Reuse. Project management and execution of architectural services from marketing, design, client and consultant coordination, code research, drawings production and specification writing, LEED documentation, bidding, contract negotiations, and construction administration. Performed post-construction services such as due diligence of existing conditions, BOMA calculations, and life safety building inspections. Highly involved with the practice and business management.

**Project Manager, Tune Design Architecture and Interiors**

Chattanooga, TN — March 2003 - September 2008

Diversified practice with emphasis on Speculative Buildings, Tenant Fit-outs, and Mixed-Use. Managed residential and commercial projects from marketing, team building and delegation, design, contract documents, construction administration to project close-out. Developed BOMA calculations and documentation standards for the firm. In-charge of all project and production scheduling and resourcing.

**Intern Architect, SRE and Associates**

Chattanooga, TN — September 2001 - February 2003

Diversified practice with emphasis on High-End Residential and Hospitality Prototypes. Worked on details, production, and coordination of architectural and engineering drawings. Introduced FormZ 3D modeling software and graphics development in Corel Draw. Developed company CAD standards and production manual.

**Architect, Lor Calma and Associates**

Makati City, Philippines — August 1997 - August 2001

Diversified practice with focus on high end custom design and Interior Architecture. Design conceptualization, production and coordination of working drawings, computer 3D modeling and physical model construction, project management, and construction administration. Systems administrator for the office network. Facilitated office file server and initial set-up of company web domain and email accounts.

**CADD Technician, Gadi and Partners**

Pasig City, Philippines — May 1997 - August 1997

Production of working drawings.

**Apprentice, Lor Calma and Associates**

Makati City, Philippines — April 1994 - May 1994

Manual drafting and detailing. Scaled model making.

## **EDUCATION**

### **University of Santo Tomas, Manila, Philippines**

Bachelor of Science, Major in Architecture — 1992-1997

Bachelor of Fine Arts, Major in Interior Design — 1991-1992

## **PROFESSIONAL DEVELOPMENT**

National Council of Architectural Registration Boards (NCARB)

Certified, 2012

American Institute of Architects AIA

Architect Member, 2012

Tennessee Board of Architectural and Engineering Examiners

Registered Architect, 2012

American Institute of Architects, Tennessee State Chapter (AIA TN)

Associate Director, 2008

American Institute of Architects, Chattanooga Chapter (AIA Chattanooga)

Associate Director, 2007

American Institute of Architects, Tennessee State Chapter (AIA TN)

International Associate, 2004-2012

National Council of Architectural Registration Boards (NCARB)

Completed Intern Development Program, 2004

Professional Regulation Commission (PRC), Manila Philippines

Registered Architect, 2000

Continuing Education Courses

## **HONORS AND AWARDS**

Stanton Awards 2018

Glass Half Full Award: Most Likely to Turn a Frown Upside Down

Stanton Architecture, Culture Committee

Presidential Award 2008

American Institute of Architects, Tennessee State Chapter

Service Award 2006

American Institute of Architects, Chattanooga Chapter

Employee of the Year 1997

Lor Calma Design and Associates, Inc.

## SKILLS

- Excellent in Project Management, Organization, Client Relations
- Proficient in Revit, Bluebeam, Microsoft Office, Smartsheets
- Experienced in AutoCAD, Microsoft Project, ArchiOffice, Deltek, and Primavera Project Management Software, Speclink, Adobe Photoshop and InDesign

## REFERENCES

### **Matt Lasse**

Principal, Jackson | Main Architecture

[REDACTED]

### **David E. Lash**

Sr. Associate Architect, PWN Architects and Associates, Inc.

[REDACTED]

### **Thomas M. Bartoo**

President, Method Architecture

[REDACTED]

# Design Review Board

**42 Design Review Board** Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

## Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02230, **Version:** 1

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Reappointment of Ana Cristina Garcia as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Ana Cristina Garcia</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Landscape Design Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		<b>Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor &amp; Council</i>	<b>Date Appointed:</b> <i>mm/dd/yy.</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Magnolia</i>	<b>Zip Code:</b> <i>98199</i>	<b>Contact Phone No.:</b> 
<b>Background:</b> <p>Ms. Garcia is a trained Landscape Architect and works as a Designer at Gustafson Guthrie Nichol. Her work focuses on institutional, corporate, and civic projects. Prior to moving to Seattle, Ms. Garcia was a consultant and design team member at the Office of James Burnett, working on corporate landscape projects, and has additional professional experience at architecture and landscape architecture firms in Massachusetts and Hawaii.</p> <p>Ms. Garcia earned Bachelor of Arts degrees in architectural studies and Latin American studies at Hobart and William Smith Colleges in New York and a Master of Landscape Architecture degree from the Harvard Graduate School of Design. While a student, Ms. Garcia worked as a Teaching Assistant and Teaching Fellow for design, architecture, and teaching courses.</p>		
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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



# Design Review Board

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- 15 Joint Mayor and Council appointed
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**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
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3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
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6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
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6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
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1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
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9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
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6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
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6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
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6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

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## Legislation Text

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**File #:** Appt 02231, **Version:** 1

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Reappointment of Stewart Germain as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Stewart Germain		
<b>Board/Commission Name:</b> Design Review Board		<b>Position Title:</b> Development Professional
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		<b>City Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> Columbia City	<b>Zip Code:</b> 98118	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> <p>Mr. Germain is a registered architect and a real estate development professional with nearly twenty years of experience. He currently works as a Senior Development Manager at Skanska Commercial Development USA. Some of his projects include commercial highrise 2+U, 400 Fairview, and the University of Washington HUB building renovation. In addition to Skanska, Mr. Germain has worked for The Miller Hull Partnership as an Architectural Designer and Project Manager, J.A.S. Design-Build, and was a teaching assistant for studio and shop classes at the University of Washington College of Built Environments.</p> <p>Mr. Germain earned bachelor’s and master’s degrees in architecture from the University of Washington. He lives in Columbia City. Mr. Germain believes that for projects to be successful in this city, they must be sensitive to context, thoughtful, and promote inclusivity. Mr. Germain’s commitment to the public includes serving on the Council on Tall Buildings in the Urban Habitat, The American Institute of Architects, and the National Council of Architectural Registration Boards.</p>		
<b>Authorizing Signature (original signature):</b>   <b>Date Signed (appointed):</b> 5/31/2022		<b>Appointing Signatory:</b> Dan Strauss Councilmember, District 6

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



EMPLOYMENT

- 2013– Skanska Commercial Development USA  
Senior Development Manager  
400 Fairview  
2+U
- 2012–2013 Skanska USA Building  
Senior Project Engineer  
UW HUB renovation
- 2006–2012 The Miller Hull Partnership  
Architectural Designer & Project Manager  
UCSD Science and Engineering Building  
South Tacoma Community Center  
Tacoma Community College Chemistry Building
- 2004–2006 University of Washington CBE  
Graduate teaching assistant  
Design-Build Studio & Wood+Metal Shop TA
- 2001–2005 J.A.S. Design-Build  
Carpenter, Designer, Site Superintendent

EDUCATION

- 2004–2006 Masters of Architecture  
University of Washington, Seattle
- 1996–1999 Bachelor of Arts - Architecture  
University of Washington, Seattle  
Study Abroad - Rome

REGISTRATION

State of Washington, 2019

AFFILIATIONS

Council on Tall Buildings in the Urban Habitat, CTBUH  
AIA  
NCARB

# Design Review Board

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6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02232, **Version:** 1

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Reappointment of Christian Gunter as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Christian Gunter		
<b>Board/Commission Name:</b> Design Review Board		<b>Position Title:</b> Development Professional
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	<b>City Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 to 4/3/2024  <input type="checkbox"/> Serving remaining term of a vacant position	
<b>Residential Neighborhood:</b> View Ridge	<b>Zip Code:</b> 98115	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Mr. Gunter is the Vice President of Development at Alexandria Real Estate. Prior to this role, Mr. Gunter was the Vice President of Skanska Commercial Development, where he was responsible for all aspects of development for the Seattle office, including acquisition, project vision, entitlements, design and construction management, marketing, community outreach, leasing, and project divestment. Projects he has worked on include commercial highrise 2+U in Seattle and multifamily residential Alley 111 in Bellevue. Previously, Mr. Gunter held leadership roles as Sellen Construction and Bentall Kennedy after starting his career in public policy as a legislative aide and senior legislative assistant.  Mr. Gunter earned a bachelor’s degree in political science from Whitworth University and a Master’s in Public Administration from the University of Washington. His community involvement includes serving on several local boards and committees, including Mercy Housing Northwest, the Urban Land Institute, Mary’s Place, and the Bellevue Downtown Association.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> Dan Strauss Councilmember, District 6	

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

# Christian Gunter

## Experience

### Skanska Commercial Development, Vice President

2013-Current

- Responsible for all aspects of development for Seattle office including: acquisition, project vision, entitlements, design/construction management, marketing, community outreach, leasing and project divestment
- Led successful development of 2+U, a 686K SF Class A office tower in the Seattle CBD and Alley 111, a multi-family project in Bellevue, WA, while also actively involved in sourcing all new project opportunities
- Currently directing effort to design and entitle a 500K SF Class A office tower in the Bellevue CBD

### Sellen Construction, Director

2012-2013

- Led sustainable development and high performance building consulting business for local and national clients

### Bentall Kennedy, Vice President

2004-2012

- Led/participated in the acquisition and disposition of all product types representing ~ \$1.25 B in value
- Asset management of large operating office, multi-family, retail and industrial portfolio across multiple markets
- Development oversight for direct equity investments and development partners in multiple US markets
- Created Responsible Property Investing (RPI) platform to reposition US development and operating portfolio around ESG performance; secured multiple ENERGY STAR Partner of the Year Awards and GRESB top Ranking

### Housing Development Consortium of King County, Graduate Development Consultant

2003-2004

- Provided financial analysis for HDC; created econometric model quantifying the impact of affordable housing

### US Congressman Rick Larsen, Senior Legislative Assistant

2000-2002

- Responsible for legislation/policy for defense, labor, housing, energy, environment, finance and technology
- Staff member for committee assignments, provided constituent/lobbyist management and campaign support
- Led effort that resulted in member legislation signed into law (i.e., pipeline safety, Wild Sky wilderness designat.)

### US Senator Patty Murray, Legislative Aide

1999-2000

- Legislative staff for multiple topics, met with lobbyists, and provided ongoing constituent outreach and support

### AmericorpsVISA Volunteer, Congressional Hunger Center Mickey Leland Fellow

1998-1999

- Anti-hunger fellow for USDA Secretary Dan Glickman; created food recovery program in Wilmington, DE

## Education

### University of Washington, Masters in Public Administration (Evans School), Magna cum Laude

2002-2004

- Focus on sustainable real estate / community development in partnership with Runstad Center; Denny Fellow

### Whitworth University, Bachelors in Arts in Political Studies, Summa cum Laude

1994-1998

- Political Science / English Department Scholar; post-apartheid study in South Africa, Choir and KWRS radio GM

## Community / Professional Involvement

Board Member, Mercy Housing Northwest

2017-Current

Urban Land Institute (local/national); various leadership/committee roles

2004-Current

Mary's Place; Site Selection Committee

2018-Current

Board Member, Bellevue Downtown Association

2019-Current

## Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

### Roster:

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6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
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6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
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6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
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6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
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3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
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6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
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9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
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6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
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6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02233, **Version:** 1

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Appointment of Quanlin Hu as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Quanlin Hu		
<b>Board/Commission Name:</b> Design Review Board		<b>Position Title:</b> Local Community Representative
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> Squire Park	<b>Zip Code:</b> 98122	<b>Contact Phone No.:</b> Business phone # - NOT personal phone #
<b>Background:</b> Ms. Hu is a Project Manager at SRM Development where she manages the development phases of affordable and market-rate multifamily and mixed-use projects. She is additionally the owner and Principal of consulting firm PlanReal Partners.  Ms. Hu has over 15 years of planning and development experience in both public and private sectors, driven by her passion for creating community. Her extensive background includes planning, development, land use, zoning, transit-oriented development, and community engagement. She is an active member of the Central Area. Her involvement includes leading the City and community's efforts to develop the Central Area Neighborhood Design Guidelines and Design Review Board as well as the Urban Design Framework for 23 <sup>rd</sup> Ave.  Ms. Hu holds a Bachelor of Engineering degree in Urban Planning from Wuhan University and a Master of City and Regional Planning from Ohio State University.		
<b>Authorizing Signature (original signature):</b>   <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> Bruce A. Harrell Mayor of Seattle	

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



# Quanlin Hu

(Pronounced as Chenlin)

Project Manager  
Urban Planner & Strategist

## PROFILE

- Over 15 years of planning & development experience in public & private sectors
- Skilled in project management, community & partnership building
- Experienced with development regulations & processes
- Passionate about community & sustainability driven development

## ATTRIBUTES

- Creative problem-solver
- Strategic implementer
- Strong facilitation & collaboration skills
- Excellent organizational & detail oriented skills
- Effective written, visual & oral presentation skills

## LANGUAGES

- English
- Chinese (Mandarin, Cantonese)

## CONTACT

- [Redacted]
- [Redacted]
- [Redacted]



## EDUCATION

- Master of City and Regional Planning** 2006  
Knowlton School of Architecture, Ohio State University
- Bachelor of Engineering - Urban Planning** 2003  
School of Urban Studies, Wuhan University, China



## PROFESSIONAL EXPERIENCE

**Owner & Principal** 2017-Present  
PlanReal Partners

- Provide consulting services on project management, urban planning, community engagement & development, real estate development, sustainability & partnership building
- Maximize financial returns & community outcomes for clients; create iconic places that strengthen community and organizations
- Focus on diversity and equity with a racial and social justice lens
- Help improve efficiency and establish design & operational standards

**Development Manager** 2021-Present  
SRM Development

- Manage the development phases of over 10 affordable and market rate housing and mixed use projects
- Build partnerships with non-profit & community based organizations
- Lead the process improvement for development manage system

**Development Manager** 2019-2021  
Mt Baker Housing Association

- Led the development team for over 5 affordable housing and mixed use projects from acquisition to development stages totaling over \$500M development costs and over 1,200 units
- Managed the project schedule, budget, financing, entitlement & consulting teams; negotiate contracts, leases & agreements
- Led transformation to cloud based Smartsheet project management
- Strategized with government and private partners & funders on Brownfield redevelopment, Transit Oriented Development, affordable commercial and culturally appropriate spaces creation

**Strategic Advisor II, Senior Urban Planner** 2012-2020  
Office of Planning & Community Development  
City of Seattle

- Developed disposition strategies on City owned real properties
- Assisted in the Equitable Development Initiative program
- Empowered underserved & people of color (POC) communities
- Sought creative fundings & resources to support POC communities
- Built public and private partnerships and leverage investment
- Developed land use code, development standards & guidelines
- Created plans, policies and strategies on land use and development
- Obtained project approvals through the City Council process

## Key Projects

**Mercer Mega Block Disposition Strategy**

- Co-Project Manager who directed the RFP, marketing, managed the evaluation committee and negotiated the Development and Disposition Agreement to maximize values and public benefits

## SPEAKING & VOLUNTEER

- University of Washington  
"Planning as a Profession" - ongoing
- Seattle Design Festival 2018 - Adding Density while Retaining Character
- Congress for New Urbanism 2017 National Conference - Central Area Neighborhood Design Guidelines
- American Planning Association 2015 National Conference - Co-Chair the Mobile Workshop Committee

## AWARDS

- US 19 Corridor/Coastal Redevelopment Plan- 2014 Tampa Bay Future of the Region Award
- Market Area Planning- 2011 Tampa Bay Future of the Region Award

## SKILLS & INTERESTS

Microsoft Office



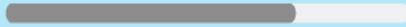
Smartsheet



Adobe Creative Suite



ArcGIS



Surfing, Scuba Diving,  
Snowboarding, Yoga, Painting,  
Building authentic connections

Mt Baker & Judkins Park Transit Oriented Development (TOD)

- Project Manager who led interagency and interdisciplinary teams and worked with stakeholders to create development strategies, incentives, agreements, partnerships to leverage investments

### I-5 Lid Feasibility Study

- Co-project Manager who coordinated interagency, interdisciplinary and consultant teams on a \$1.5M study to explore the feasibility of lidding of Interstate 5 in the core of Seattle's downtown

### Central Area Planning & Community Development

- Project Manager partnered with the community to create design guidelines and review district that will preserve and strengthen the culture and character of the Black/African American community
- Project Manager of the 23rd Avenue Action Plan, rezone legislation to provide land use, transportation & placemaking strategies
- Led multidisciplinary teams to coordinate projects & investments
- Engaged and empower underserved community

### Urban Planner II

2007-2012

Planning & Growth Management Department  
Pasco County, FL

- Developed plans in land use, transportation, TOD, urban design, economic development, environmental, housing & infrastructure
- Drafted goals, policies, implementation strategies and ordinances for the Comprehensive Plan and specific plans
- Collaborated with local and regional agencies on planning issues

### Key Projects

#### Comprehensive Plan Amendments

- Project Manager on over 40 comprehensive plan amendments affecting more than 22,000 acres, and county-wide growth policies
- Project Manager who developed Market Area Planning policies and regulations to guide County's all future development

#### US 19 Corridor/Coastal Redevelopment

- Project Manager who developed land use, economic development, and environmental strategies for over 70,000 acres of coastal lands



## CERTIFICATIONS | TRAINING

ULI Center for Leadership Program  
Urban Land Institute

2019

Certificate of Advanced Study in Real Estate Finance  
NAIOP, Commercial Real Estate Development Association

2018

Certificate in Commercial Real Estate  
University of Washington

2017

Project Management Professional (PMP)  
Project Management Institute

2016

American Institute of Certified Planners (AICP)  
American Planning Association

2010

Leadership in Energy & Environmental Design -  
Neighborhood Development (LEED AP ND)  
U.S. Green Building Council

2010

# Design Review Board

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- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

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1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02234, **Version:** 1

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Reappointment of Brian L. Johnson as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> Brian L. Johnson		
<b>Board/Commission Name:</b> Design Review Board		<b>Position Title:</b> Local Community Representative
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	<b>City Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 to 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> Whittier Heights	<b>Zip Code:</b> 98117	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Mr. Johnson is a licensed architect with over ten years of experience. He currently works as a Project Architect at Environmental Works in Seattle, where his work focuses on large multi-family residential structures intended for low-income and elderly residents, including the Ethiopian Village project in southeast Seattle, as well as those requiring memory care. Previously, Mr. Johnson worked for b9 Archited as a Project Manager and Project Architect. Over his career, the projects Mr. Johnson has worked on rang in scale from single-family residences to mixed-use multifamily housing.  Mr. Johnson earned a bachelor’s degree in Architectural Studies from Washington State University and a Master of Architecture from the University of Illinois.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> Dan Strauss Councilmember, District 6	

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

## BRIAN L JOHNSON

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### GOAL

To serve as the Community Representative for the Northwest Design Review Board.

### SKILLS

Designed and managed architecture projects ranging in scale from large mixed-use apartment structures to custom single family homes. Experienced working within the Design Review framework. Possess a firm understanding of the Seattle Land Use Code and entitlement process.

### EMPLOYMENT

#### Environmental Works | Seattle Washington | September 2019 - Present

Project Architect on large multi-family structures for low income, elderly, and mental health housing.

Select Project:

- Ethiopian Village | 8323 Rainier Avenue S, Seattle WA
  - 90 unit mixed-use apartment structure tailored for aging Ethiopian Citizens in Seattle.

#### b9 architects | Seattle Washington | August 2013 - July 2019

Project Manager/Project Architect. Worked on several projects that required Design Review Board approval.

Select Projects:

- Fremont Apartments | 743 N 35th Street, Seattle WA | Project Architect/Manager
  - Northwest Design Review Board
  - 54 unit mixed-use apartment structure, under construction
- Robins Nest Apartments | 3272 Fuhrman Avenue E, Seattle WA | Project Architect/Manager
  - East Design Review Board
  - 61 unit mixed-use apartment structure, completed 2019
- 11th and Aloha Apartments | 750 11th Avenue E, Seattle WA | Project Architect/Manager
  - East Design Review Board
  - 34 unit apartment structure, completed 2018

#### Patricia Brennan Architects | Seattle Washington | May 2013 - August 2013

Project Designer

Worked with a sole-proprietor on several single-family projects including renovations and new structures.

#### Clark Barnes | Seattle Washington | May 2008 - May 2013

Intern Architect/Project Designer

Select Project:

- Canvas Apartments | 600 Elliott Avenue W, Seattle WA | Project Designer
  - West Design Review Board
  - 123 unit mixed-use apartment structure with below-grade parking, completed in 2013

**EDUCATION**

University of Illinois | Champaign Illinois  
Master of Architecture, May 2008

Washington State University | Pullman Washington  
Bachelor of Science in Architectural Studies, May 2006  
Magna cum Laude

**LICENSURE**

Registered Architect | Washington State | 10872  
December 2013 - Current

**VOLUNTEER**

Mountains to Sound Greenway, Explore the Greenway Committee  
July 2015 - Current

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02235, **Version:** 1

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Appointment of Nicole Li as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Nicole Li</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Design Professional</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Denny Triangle</i>	<b>Zip Code:</b> <i>98121</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Ms. Li is a Licensed Architect employed at Carrier Jones Architects. Her work encompasses code and zoning research, programming analysis, design studies, and permit application submittals. She was previously a Designer at SSW Architects where she produced design iterations for education and civic projects.  Ms. Li has a demonstrated passion for design and community development. She serves as the co-chair of the Urban Design Forum, where she facilitates and moderates panel discussions and events on urbanism, livability, and sustainability.  She earned a Bachelor degree in Life Sciences from McMaster University after completing a Master degree in Architecture from Southern California Institute of Architecture.		
<b>Authorizing Signature (original signature):</b>   <b>Date Signed (appointed): 5/31/2022</b>	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

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

# NICOLE LI AIA, LEED AP



[Redacted]



[Redacted]

Seattle, WA

## EXPERIENCE

2021-Present

Seattle

### PROJECT ARCHITECT at CARRIER JOHNSON + CULTURE

- Served as project lead for a 238-unit multifamily project; developed zoning and programming analysis, conducted code research, prepared space layouts and massing iterations.
- Orchestrated client meetings, coordinated between consultants, client, and city permit departments. Completed Early Design Guide-line and Master Use Permit sets.
- Initiated the Seattle office's business development activities through research on potential clients and partners, attending networking events, and coordinating directly with firm President on strategy and prospective new projects.

2018-2021

Seattle

### DESIGNER/ARCHITECT at SSW ARCHITECTS

- Produced design iterations for multi-million dollar education and civic projects through design options studies and renderings.
- Achieved LEED Medals for two newly construction projects by conducting project analysis and documentation. Increased firm productivity by 30% by advocating for the firm to adopt a LEED Revit Plug-in.

2015-2016

Hong Kong

### ARCHITECTURAL RESEARCH ASSISTANT at HKU

- Conducted research on space utilization, and produced drawings for architecture department's external publications, including *THE SOCIAL IMPERATIVE - Architecture and the city in China* (AA Asia, 2017).

2014-2018

Los Angeles

### INTERNSHIPS

- BAM STUDIO 2018
- JOHN FRIEDMAN ALICE KIM ARCHITECTS 2017
- HODGETTS + FUNG DESIGN STUDIO 2015

2010-2013

Beijing

### MARKETING MANAGER at FORHERANDFORHIM

- Led a team of 10 multicultural members to work on marketing activities including company launch strategy development and company branding assets creation.

## EDUCATION

2015-2018

Los Angeles

### MASTER'S in ARCHITECTURE

Southern California Institute of Architecture

2013-2014

Halifax

### POST-BACCALAUREATE in FINE ARTS

NSCAD University

2006-2010

Toronto

### BACHELOR'S in LIFE SCIENCES

McMaster University

## ACHIEVEMENT

### AIA/Herman Miller

#### Healthcare Scholarship 2021

- One of seven US-based scholarship recipients for the Healthcare Design Conference

### AIA Seattle Travel

#### Scholarship 2020 finalist

- With the research topic 'How We Live Together - A Global Survey On Coliving'

### Sci-Arc Merit Graduate

#### Thesis Award 2018

- One of 10 projects to win the thesis award (out of a 120-student cohort)

## ORGANIZATION

### Seattle Urban Design Forum

#### Co-Chair

- Execute online panel discussions and events on urbanism, livability and sustainability

### AIA Seattle Laddership Group

### CREW (Commercial Real Estate

#### Women Network)

## LICENSURE

AIA # 39054850

RA (WA) # 20123164

LEED AP (BD+C) # 1180197

## SOFTWARE

Revit

Rhino

Adobe Suites

Enscape

## LANGUAGE

English

Mandarin

Cantonese

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- **12** City Council-appointed
- **13** Mayor-appointed
- **15** Joint Mayor and Council appointed
- **2** *Mayor appointed per SMC 3.51 (Get Engaged)*

## Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
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6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
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6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

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1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
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6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
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1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
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6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02236, **Version:** 1

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Appointment of Kun Lim as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Kun Lim</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Design Professional</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>University District</i>	<b>Zip Code:</b> <i>98105</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Mr. Lim is an Architect and Urban Designer with 35 years of experience spanning Asia, Africa, and the United States. He is the owner and founder of two firms, Kun Lim Architect based in Malaysia and Kun Lim Studio based in Seattle. His portfolio encompasses a wide range of project types, including mixed-use, multifamily, commercial, athletic, campus, worship, medical, and recreational.  Mr. Lim is actively involved in several organizations, including the Diversity Round Table with the American Institute of Architects and the Seattle International Architecture Forum, a committee with the mission to broaden cross-cultural horizons, provide mentorship, and inspire awareness of international architectural practice. Altruism is consistently present in Mr. Lim's career as he provides mentorship to international peers as well as pro bono work for non-profit organizations in Asia.  Mr. Lim earned a Bachelor of Architecture degree from the University of Houston.		
<b>Authorizing Signature (original signature):</b>  <i>Dan Strauss</i>  <b>Date Signed (appointed):</b> 5/31/2022		<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>

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

## **Kun Lim**

Assoc. AIA

[REDACTED]

[REDACTED]

### **EDUCATION**

Bachelor of Architecture, University of Houston 1986

### **WORK EXPERIENCE**

Principal, Kun Lim Studio LLC 2013 - Present  
Seattle, WA, USA

Principal, Kun Lim Architect 1997 - Present  
Kuala Lumpur, Malaysia

Senior Architect, BEP Architect 1992 - 1996  
Kuala Lumpur, Malaysia

Architectural Designer, The Hillier Group 1986 - 1991  
Princeton, NJ, USA

### **AIA SEATTLE CHAPTER**

Co-Chair, Seattle International Architecture Forum 2018 - 2020

Committee Member, Seattle International Architecture Forum 2016 - Present

Committee Member, Diversity Round Table 2016 - Present

### **BRIEF**

Kun Lim's portfolio is comprised of award-winning projects from an aquarium, sports complex, hospital, and monorail station to a mall, mosque, university, mixed-use development, multifamily housing, commercial project, and new township. Those projects are in Asia, Africa, and USA. He was also the concept master planner of Putrajaya, the new administrative capital city of Malaysia. Kun Lim and his projects are featured regularly in architectural and mainstream media, including TV in Asia. He speaks regularly about his projects and practices at conferences and forums in Asia, Europe, and USA.

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02237, **Version:** 1

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Appointment of Christina Lin as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Christina Lin</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Local Residential Representative</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>		<b>Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor &amp; Council</i>	<b>Date Appointed:</b> <i>mm/dd/yy.</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Ballard</i>	<b>Zip Code:</b> <i>98117</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Ms. Lin is a Design Manager at Graham Construction with eight years of professional experience in the industry. Her scope of work includes planning and managing multiple aspects of the design process from preconstruction through construction. Ms. Lin previously worked as a designer at Perkins & Will where her work involved design development, permitting, documentation, and construction administration.  Her adaptable skillset spans a variety of project types, including science and technology, residential highrise, education, and healthcare. Ms. Lin received a Bachelor of Fine Arts degree from the University of Washington followed by a Masters of Architecture degree from the University of Oregon. While a student, she worked as an instructor for model and workshop courses.		
<b>Authorizing Signature (original signature):</b>  Date: 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	
<b>Authorizing Signature (original signature):</b>  Date: 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

# CHRISTINA LIN

DESIGN MANAGER

## CONTACT

 christina-lin-

 \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

## EDUCATION

### MASTERS OF ARCHITECTURE

UNIVERSITY OF OREGON

2012 - 2015

### BACHELOR OF FINE ARTS

### MINOR IN ARCHITECTURE

UNIVERSITY OF WASHINGTON

2004 - 2008

## SKILLS

- revit
- autocad
- sketchup
- rhino
- newforma
- bim 360
- adobe creative suite
- hand media and illustration
- hand lettering

## ACTIVITIES

- party planning committee  
Perkins & Will
- LEED AP BD+C associate  
USGBC

## PROFESSIONAL PROFILE

I am a highly creative, results-driven designer with 8 years experience working in the industry. I am a self starter with a strong attention to detail and ability to juggle and lead multiple projects simultaneously in a fast paced environment. I have professional project management and communication skills to partner with and across all levels of stakeholders and consultants. I strive for a refined and efficient design aesthetic that connects with the client's complex business challenges while making sure the concepts can be technically executed. My experience spans corporate interiors, workplace strategy, science and technology, residential high rise, higher education, K-12 and healthcare, but my skill set is highly adaptable to any sector of design.

## EXPERIENCE

### DESIGN MANAGER, LEED AP BD+C

Graham Construction | 2021 - Present

- Strategically engage in project pursuits and proposal responses across multiple market sectors
- Plan and manage an efficient design process that consistently delivers complete, coordinated and buildable designs for all consultants
- Identify and manage project risks as a team including budgets, schedule, constructability and procurement
- Ensure a seamless transition from the preconstruction phase to construction

### DESIGNER III, LEED AP BD+C

Perkins & Will | 2015 - 2021

- Promoted from Designer I to Designer II in 2018. Promoted from Designer II to Designer III in 2020.
- High level of ownership in projects from end-to-end, beginning with design development, permitting, construction documents to construction administration
- Driving design concepts with a high attention to detail and consistency
- Managing and guiding stakeholders from project visioning to design through project performance while maintaining and anticipating bottlenecks, value engineering, tight schedules and deadlines
- Developing and preparing contracts and construction documents while evaluating and integrating technical systems into the overall project
- Managing projects through constantly changing and often ambiguous environments while solving design challenges during construction
- Mentoring and collaborating with junior staff
- Working across multiple programs to analyze and deliver design results

### ARCHITECTURAL INTERN

DLR Group | 2014 - 2015

- Developed schematic design materials for stakeholder meetings
- Prepare working drawings, renderings and graphics for the firms designs
- Created 3D renderings and models to better understand technical design implications and keep up to date on industry trends
- Created strategies for master urban design proposals for the region
- Developed technical expertise in site analysis, managing fabrication and construction, project scheduling and budgeting, and construction fiance

### GRADUATE STUDENT

University of Oregon | 2012 - 2015

- Model and Wood Workshop Instructor

### SITE COORDINATOR

Nordstrom | 2008 - 2012

- Supported business needs by managing the usability of the retail site through product copy, image standards and design layouts
- Supported and served as a liason between internal Nordstrom vendors and other stakeholders to coordinate cross-department efforts for online presentation and marketing
- Merchandised fashion concepts for enhanced customer experience

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
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3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02238, **Version:** 1

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Reappointment of Katherine Liss as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Katherine Liss</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Landscape Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		<b>Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor &amp; Council</i>	<b>Date Appointed:</b> <i>mm/dd/yy.</i>  	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i>  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Roosevelt</i>	<b>Zip Code:</b> <i>98115</i>	<b>Contact Phone No.:</b> <div style="background-color: black; width: 100px; height: 15px;"></div>
<b>Background:</b> <p>Ms. Liss is a landscape architect with ten years of professional experience. She is currently employed at Gustafson Guthrie Nichol in Seattle, and previously worked at Michael Van Valkenburgh Associates in Brooklyn, New York. She has worked on a variety of project types, including public parks, residential developments, corporate headquarters, and streetscapes, and is tasked with overseeing projects through from design to construction.</p> <p>Ms. Liss expressed a desire to promote street activation, which she accomplishes by prioritizing the pedestrian experience and considering how a site can be safe, welcoming, and memorable. Some of her projects include the Bill and Melinda Gates Foundation, the REI Headquarters, and India Basin Shoreline Park in San Francisco.</p> <p>Ms. Liss earned a Bachelor of Sciences in Landscape Architecture from the University of Connecticut.</p>		
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

# KATHERINE LISS



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## PROFESSIONAL EXPERIENCE

**Gustafson Guthrie Nichol**, Seattle, WA 2016- present

*India Basin Shoreline Park, San Francisco, CA 2019- present*

- Reconnecting the neighborhood to the waterfront
- Working with the local community to understand their program priorities
- Coordinating design objectives with sea level rise regulations and permitting

*REI Headquarters, Bellevue, WA 2016- present*

- Achieved Salmon Safe Certification
- Prioritized connections to the project at both the local and regional scale
- Created a patchwork of distinct public spaces adjacent to and integrated with the development

*Bill and Melinda Gates Foundation 2016- present*

- Managed the priorities of the Client with City of Seattle public benefit requirements

**Michael Van Valkenburgh Associates**, Brooklyn, NY 2008- 2016

*Vassar College, Poughkeepsie, NY 2012- 2016*

- Project manager (design through construction):  
Sciences Landscape, Skinner Hall, Chicago Hall Courtyards, and Sculpture Garden
- Coordinated directly with client, consultants, and internal design team

*Waller Creek, Waterloo Park, Austin, TX 2014- 2016*

- Investigated site complexities both of the existing and proposed infrastructure
- Designed and resolved circulation and grading challenges of a highly constrained site
- Supervised project team (2-8 people) to develop drawing sets and client presentations

## SELECTED WORK

ARC Wildlife Bridge Competition, Denver, CO

Brooklyn Bridge Park, Brooklyn, NY

Maggie Daley Park, Chicago, IL

New York University Campus Expansion, New York, NY

Teardrop Park Murray Street, New York, NY

Tulsa Riverfront Park, Tulsa, OK

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## EDUCATION

*Bachelor of Sciences in Landscape Architecture, University of Connecticut, 2008*

ASLA student chapter VP & lecture series organizer, Dean's List, GPA: 3.8

## ACADEMIC EXPERIENCE

*Sustainable Site Design, 2007-2008*

By Kristin Schwab + Claudia Dinep, Professors at University of Connecticut

Book Illustrator, created hand drawn detailed grading maps and sections

*Design Critic and Lecturer, University of Connecticut, 2010- 2019*

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## REGISTRATION

Registered Landscape Architect, State of Connecticut 2012, License No. 1258

Registered Landscape Architect, State of New York 2014, License No. 2512

# Design Review Board

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**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02239, **Version:** 1

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Appointment of Benjamin Maritz as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Benjamin Maritz</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Business Interest</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>		<b>Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor &amp; Council</i>	<b>Date Appointed:</b> <i>mm/dd/yy.</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Capitol Hill</i>	<b>Zip Code:</b> <i>98102</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> <p>Mr. Maritz is a real estate investor and founder of affordable housing firm Great Expectations LLC. His portfolio includes 1,000 homes. Previously, he was a partner at management consulting firm McKinsey &amp; Company, where he co-founded the McKinsey Transformation service line and led the Private Equity and Investments group on the US West Coast.</p> <p>Mr. Maritz’s passion and career are focused on inclusive, quality, affordable housing. He has served on several civic groups focused on housing, including an appointment to Mayor Harrell’s transition team on the Land Use and Transportation committee.</p> <p>Mr. Maritz earned a Bachelor of Science degree in computer science and a Master of Science in applied mathematics at Johns Hopkins University, followed by a Master of Business Administration at Stanford University.</p>		
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

## Affordable Housing

# Benjamin Maritz

### Overview

Ben is an innovative leader in the housing field, using private capital to develop affordable housing in the Pacific Northwest. Ben was previously a partner in the world's most pre-eminent Management Consulting firm, where he worked on complex issues related to the construction and operation of large capital projects.

Ben is deeply committed to equity and inclusion, especially as related to housing. He lives with his wife and four kids in Capitol Hill, Seattle.

### Experience

2019 - Present

#### **Real Estate Investor** *Great Expectations LLC*

Affordable housing focused real estate and investor, focused on land assembly, fundraising, ground up development, and acquisition and improvement of existing housing in the Pacific Northwest. All projects target at less than 80-90% of AMI.

Current portfolio includes ~1000 homes and a development pipeline of over 1000 more.

2004 -2019

#### **Partner** *McKinsey & Company, Inc.*

Partner and co-founder of McKinsey Transformation, the ground-breaking service line which re-invented management consulting as a hands-on joint venture with management tackling the most challenging business problems. Due to the development of innovative new tools and the pioneering of an economic model in which fees are fully tied to impact, McKinsey Transformation grew from an idea to over \$2 Billion in revenue during Ben's tenure.

Ben's geographic scope was truly global, and included extended periods living in Tokyo, London, and Australia. Also while at McKinsey, Ben had various roles including leading the Private Equity and Investments group on the US West Coast.

### Education

#### **MBA**

Stanford University, 2008

#### **MSE Applied Mathematics**

Johns Hopkins University, 2003

#### **BSE Computer Science**

Johns Hopkins University, 2002

### Interests

Proud father of four children

Tireless advocate for housing affordability

Intrepid home cook

Perennial beginner student of world languages

Dog dad. Ranger Tug owner.

### Contact

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
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6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02240, **Version:** 1

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Appointment of Joe Reilly as member, Design Review Board, for a term to April 3, 2023.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Joe Reilly</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Local Community Representative</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2021 <b>to</b> 4/3/2023  <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>First Hill</i>	<b>Zip Code:</b> <i>98104</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> Mr. Reilly is the Policy and Development Director and Social Media Producer at Seattle Subway, a local nonprofit advocating for the expansion of the Link light rail system. His work encompasses stakeholder and data management, programming, and strategic communications. Resultingly, he has forged strong relationships with local community advocacy groups.  Mr. Reilly earned a Bachelor of Arts in Urban Studies with a concentration in urban design and a minor in environmental studies from Fordham University in New York.  A long-time Seattle resident with deep roots across the East Board district, Mr. Reilly is knowledgeable about Seattle’s history, communities, preservation, and design. He is an active supporter of small businesses and the LGBTQ community, and advocates for a built environment which empowers all communities to thrive.		
<b>Authorizing Signature (original signature):</b>  <i>Dan Strauss</i>  <b>Date Signed (appointed):</b> 5/31/2022		<b>Appointing Signatory:</b> <i>Dan Strauss</i>  <i>Councilmember, District 6</i>

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

# JOE REILLY



## EDUCATION

### B.A. URBAN STUDIES, ENVIRONMENTAL STUDIES MINOR

Summa Cum Laude

Fordham University, New York, NY

2012–2015

SENIOR THESIS: Growth of an Ama-zone: How Seattle's Amazon is Rapidly Building a New Corporate Campus Typology', 2015

## RELEVANT WORK EXPERIENCE

### SEATTLE SUBWAY

Policy and Development Director, Social Media Producer

Seattle, WA

July 2019–Current

Stakeholder and Data Management:

- Manages databases of all communications, legislative input, and required action items across 100+ stakeholders, dozens of partner organizations, staff, and volunteers.
- Co-crafts and lobbies Senate Bill 5528 to allow billions of new voter-approved revenue for a Sound Transit 4.
- Organizes coalition-powered advocacy plans, most recently securing \$2.5 million funding for a new Citywide Integrated Transportation Master Plan for the Seattle Department of Transportation (SDOT).
- Leads political engagement meetings with Seattle City Council members, city staffers, state legislators, staffers, partners, and Sound Transit board members to educate them on key transportation policy solutions.

Development and Programming:

- Produces transit educational events, presents educational slide decks, trains and recruits volunteers
- Creates highly successful interactive material for events like PrideFest and Northgate Link Opening Day. Made a light rail photo booth, sticker board, and QR code Action Network campaign (8K+ signatures).
- Quadruples Seattle Subway's previous years of grassroots fundraising to \$11,000+ dollars in one year.
- Founded, designed, and operates a Seattle Subway donation store ([www.seattlesubwaystore.com](http://www.seattlesubwaystore.com)).

Strategic Communications:

- Leads all strategic communications planning and messaging frameworks across social media platforms, email lists, marketing material, event production, volunteer programming, coalition building, and lobbying.
- Designs clear, attractive graphics and collateral material for events, email marketing, and newsletters.
- Produces weekly original social media content; processes data analytics for platform specific strategy.
- Increased followers on Facebook 10%, Twitter 30+%, Instagram 175+%, for a new total of 22K+ followers.
- Writes and copy edits material for official statements, press releases, and monthly educational article series.

### CAFE PETTIROSSO, MR. WEST CAFE & WINE BAR

Server and Host

Seattle, WA

June 2019–March 2020

- Served community patrons of Capitol Hill at Pettirosso and visitors at Mr. West in University Village.

### ACCELERATOR LIFE SCIENCE PARTNERS

Accounting Intern

Seattle, WA

July 2018–Sept 2018

- Processed billing in Quickbooks and Officewise. Created expense reports for seven affiliated biotech startups.

## SKILL SETS AND INTERESTS

- Technical Skills: Revit, AutoCAD, Google SketchUp, Google Suite, MS Outlook, Zoom/Microsoft Teams/Cisco Webex videoconferencing, Canva, basic Adobe Suite (InDesign, Photoshop), Quickbooks, Officewise
- Interests: Public Transportation, Urban Design, Architecture, Historical Preservation, Urban Tree Canopy Cover, Seattle History, Board Games, Baking, Musical Theatre, and NPR.

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

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**Roster:**

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6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02241, **Version:** 1

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Appointment of Lisa Richmond as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Lisa Richmond</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Local Community Representative</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Mount Baker</i>	<b>Zip Code:</b> <i>98144</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> Ms. Richmond has worked with professionals in the built environment field for over two decades. She is currently a Senior Fellow at Architecture 2030, a non-profit organization focused on reducing greenhouse gas emissions and climate impacts of buildings. Previously, Ms. Richmond was the Executive Director of the American Institute of Architects Seattle and the Founding Director of the Seattle Design Festival.  Ms. Richmond is skilled at acting as a translator between design professionals and the communities they serve. Her work emphasizes advocating for equity, community engagement, and sustainability in the face of climate change.  Ms. Richmond was awarded a Loeb Fellowship to study at Harvard University’s Graduate School of Design. She additionally has a Bachelor of Arts degree from the University of Virginia and a Master of Arts Administration from the University of Wisconsin.		
<b>Authorizing Signature (original signature):</b>    <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

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

## LISA RICHMOND

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She/her



## STRENGTHS

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**Systems thinking.** Making change at the systems level.

**Inclusive visioning.** Because the group is always wiser than the individual.

**Values-based leadership.** Maintaining accountability to what's most important.

**Fresh ideas.** Finding entrepreneurial solutions to old problems.

**Organizational management.** Building a solid foundation for success.

**Coalition building.** Leveraging collective impact.

## WORK

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### SENIOR FELLOW

#### **Architecture 2030**

*2021-present*

Advancing the work of Architecture 2030 to focus on the critical opportunities, intervention points and tools that are required to transform the built environment to zero carbon.

### EXECUTIVE DIRECTOR

#### **American Institute of Architects Seattle**

*Seattle, 2006 – 2021*

Served as Executive Director of the American Institute of Architects Seattle chapter, driven by the belief that visionary and integrative design thinking is needed to advance sustainable, equitable, human-centered communities now and in the future. Led for impact, catalyzing AIA's efforts in advocacy, education, practice innovation and community engagement on critical issues of sustainability, livability, community and resilience. Managed a high performing staff of 12 and an annual budget of \$1.7 million. Highlights include:

- **Advocating for equitable, sustainable, resilient communities.** Created AIA's Public Policy Board, with a laser focus on mission-drive advocacy on energy and carbon reduction, housing and land use, transportation and mobility, and urban design.
- **Reducing the climate impacts of buildings.** Launched groundbreaking professional education on zero-carbon buildings and healthy, low-carbon building materials that has touched more than 20,000 design professionals worldwide.
- **Centering equity.** Completed AIA's JUST certification, and transformed staffing, leadership and member engagement to drive towards equity in the design industry.
- **Engaging community partners.** Centered community in the design process through programs like the Seattle Design Festival and Contested Spaces: What is a City for All?
- **Managing finances through up and down economies.** Completed a \$2 million capital campaign to open the Center for Architecture & Design. Successfully navigated two recessions without reducing staff.

## FOUNDING DIRECTOR

### **Seattle Design Festival**

Seattle, 2011-2021

Founded Design in Public, a 501c3 strategic initiative of AIA Seattle that produces the annual Seattle Design Festival and other public programs. Drove community engagement in partnership with more than 100 community partners, through uniquely participatory programming designed to ignite action. Attracting more than 30,000 visitors a year with two weeks of installations and programming, SDF became a powerful vehicle to unleash the design thinker in everyone and build lasting cross-disciplinary partnerships.

## LOEB FELLOW

### **Harvard University Graduate School of Design**

Cambridge, MA 2005 – 2006

Awarded a Loeb Fellowship, a mid-career opportunity for professionals to engage in a year of independent study at Harvard's Graduate School of Design; interests included:

- **Social Architecture.** Planning, design, and funding of socially animated public space, and strategies to build and sustain social capital
- **Regional Sustainability.** Relationship of the socio-cultural, environmental and economic pillars of sustainability, and the link between urban planning and social capital
- **Community and Cultural Development.** National survey of culturally based community development strategies, and an examination of the use of arts-based approaches to enhance participatory process

## PUBLIC ART SPECIALIST

### **Mayor's Office of Arts & Culture, City of Seattle**

Seattle, WA 2000 – 2005

#### **Seattle Public Libraries Capital Program**

As a member of the Library's capital projects team, initiated and managed an ambitious and comprehensive program for the construction and integration of public artworks at Seattle Public Library's new Central Library and its 28 branch construction projects; worked with design teams, neighborhood groups, and departmental staff to identify project goals, incorporate community participation, and participate in public meetings; wrote and oversaw capital construction contracts of over \$2million, for programs including:

#### **Community Cultural Development Initiative**

Developed a multidisciplinary program, Arts-Up, delivering arts-based community development projects; matched economically and culturally diverse Seattle communities with artists to collaborate on community improvement, social justice and civic dialogue projects; worked with a complex set of stakeholders, including other City departments, outside funders, and community and non-profit organizations

## DESIGN, VISUAL AND MEDIA ARTS DIRECTOR

### **Southern Arts Federation**

Atlanta, GA, USA, 1992 - 1998

Directed SAF's programs in design, visual and media arts, including a community design task force, the SAF/ National Endowment for the Arts Regional Visual Arts Fellowships, and a critical discourse initiative

## EDUCATION

### LOEB FELLOW

**Harvard University Graduate School of Design**  
Cambridge, MA

### PH.D. WORK IN ANTHROPOLOGY

**University of Melbourne**  
Melbourne, Australia  
Melbourne Research Scholarship; Overseas Research Scholarship

### MASTER OF ARTS ADMINISTRATION

**University of Wisconsin School of Business**  
Madison, WI  
Completed all MBA, non-profit management and arts administration requirements; Fellow, Center for Arts Administration; Chair, Annual Bolz Center Symposium

### BACHELOR OF ARTS

**University of Virginia**  
Charlottesville, VA  
Echols Scholar

## OTHER QUALIFICATIONS

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### Delegate, COP26

Attended UN climate summit in Glasgow with Architecture 2030 and the American Institute of Architects, 2021

### Honorary Member

American Institute of Architects, 2020

### Fellow

World Affairs Council, 2019-2020

### Strategic Planning Committee

American Institute of Architects, Washington, DC , 2019-2020

### Climate Plan Task Force

American Institute of Architects, Washington, DC, 2019-2020

### Advocacy Capacity Building Task Force

American Institute of Architects, Washington, DC, 2018-2019

### Delegate, Global Climate Summit

San Francisco, CA, 2018

### Climate Reality Leader and Mentor

Denver and Seattle, 2017-2018

### Representative, United Nations Habitat III

Quito, Ecuador, 2016

### Sustainability Scan Advisory Group

American Institute of Architects, Washington DC, 2013

### Founding Board Member

Association of Architecture Organizations, 2009-2011

### Commissioner, Seattle Center

City of Seattle, 2007-8

### Appointee, Mayor's Green Building Task Force

City of Seattle, 2008

## PERSONAL VALUES

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**Integrity.** Live with honesty and clarity of purpose.

**Generational thinking.** Make today's decisions to benefit future generations.

**Humility.** What matters is getting things done, not who gets the credit.

**Accountability.** Success is measured by demonstrated impact over time.

**Experimentation.** Embrace risk and failure as great teachers.

**Curiosity.** Be open to the unexpected.

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02242, **Version:** 1

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Appointment of Gavin Schaefer as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Gavin Schaefer</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Local Community Representative</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
<b>Residential Neighborhood:</b> <i>Fairmount Park</i>	<b>Zip Code:</b> <i>98126</i>	<b>Contact Phone No.:</b> <i>Business phone # - NOT personal phone #</i>
<b>Background:</b> Mr. Schaefer is a Registered Architect and Associate Director of Sidewalk Labs, an urban innovation company with the goal of building more sustainable, innovative, and equitable places. His work in the Building Innovations division focuses on design and architecture aimed to create adaptable, sustainable, affordable, and vibrant vertical development.  Previously, Mr. Schaefer was a Project Architect at Kattera Seattle, working on large-scale mixed-use and multifamily projects along the West Coast. He additionally has public sector experience working as a Development Planner at the City of Vancouver Canada where he considered master planning, urban design, and the public realm across complex rezones, highrise, mixed-use, and infill projects.  Mr. Schaefer’s rich education includes a Master of Architecture degree from Dalhousie University and a Master of Science degree in Sustainable Urban Development from the University of Oxford.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

# Gavin Schaefer

## Resume

### Work Experience

Associate Director, Building Innovations – Sidewalk Labs 2021/08 – Present

- *Project management/design of commercial and residential buildings constructed of a prefabricated mass timber building platform*
- *Development and continuous improvement of a repeatable off-site construction system*

Project Manager / Project Architect – Katterra Seattle 2019/02 – 2021/06

- *Project management/design of a variety of mixed-use/multifamily projects with a focus on vertically-integrated design, manufacturing, and construction*
- *Advanced agile hybrid project management used to coordinate global teams of dozens of professionals working towards tight deadlines*
- *Close collaboration with finance, product design, external consultants, preconstruction, and construction teams to develop schedules, goals, and budgets*

Development Planner I / II – City of Vancouver 2017/05 – 2019/01

- *Representing over 700 projects through entitlements including complex rezonings, high-rises, mixed use, and infill*
- *Designing key masterplanning, urban design, and public realm opportunities throughout the city*

Intermediate Architect / Designer – Perkins+Will Vancouver 2015/05 – 2017/05

- *Design and project management of large-scale mixed-use, transit, and institutional projects from conceptual design through construction administration*

Designer – DIALOG Vancouver 2014/07 – 2015/05, 2013/01 – 2013/08, 2011/08 – 2011/12

- *Design and project management of large-scale mixed-use, transit, and institutional projects from conceptual design through construction administration*

# Gavin Schaefer

## Registrations

Chartered Planning and Development Surveyor – Royal Institute of Chartered Surveyors	2020 – Present
Project Management Professional (PMP) – Project Management Institute	2019 – Present
NCARB Certificate	2019 – Present
Architect – Washington State Department of Licensing	2019 – Present
Certified Passive House Designer – Passive House Institute	2017 – Present
Architect AIBC – Architectural Institute of BC	2016 – 2019
Construction Document Technologist – Construction Specifications Institute	2015 – 2021
LEED AP BD+C – GBCI	2013 – Present

## Education

MSc Sustainable Urban Development – University of Oxford	2017 – 2020
<ul style="list-style-type: none"><li>• <i>Graduated with Distinction, Book Prize</i></li><li>• <i>An interdisciplinary program focused on the intersection of real estate, finance, business, economics, policy, urban design, and architecture</i></li><li>• <i>Dissertation: "Densification and Sustainable Urban Development: An Assessment of Low-Density Residential Land Use Changes and Property Valuation in Vancouver, British Columbia, Canada"</i></li></ul>	
Masters of Architecture – Dalhousie University	2010 – 2014
<ul style="list-style-type: none"><li>• <i>RAIC Honour Roll, AIA Henry Adams Certificate, Alumni Memorial Award, SSHRC Fellowship</i></li><li>• <i>Thesis: "Emergent Urbanism: A Framework for Responsive Connectivity in Vancouver's False Creek Flats"</i></li></ul>	
Bachelor of Environmental Design Studies – Dalhousie University	2010 – 2012
<ul style="list-style-type: none"><li>• <i>Michael Evamy Scholarship, George W. Rogers Award, Portfolio Prize, Graduate Scholarship</i></li><li>• <i>Volunteer with students' association through completion of Masters as president, etc.</i></li></ul>	
BA Psychology - Simon Fraser University	2004 – 2008

# Gavin Schaefer

## **Volunteer Experience**

Professional Advisory Council – University of Washington Architecture	2019/12 –2020/10
Mentor (Masters Program) – University of Washington Architecture	2019/11 –2020/09
Mentor (Two interns) – Architectural Institute of BC	2017/11 – 2019/06
Registration Board – Architectural Institute of BC	2017/03 – 2019/01
Young Leaders Group Committee – Urban Land Institute BC	2016/06 – 2019/01
Intern Architect Committee – Architectural Institute of BC	2015/02 – 2019/01
Mentor – UBC School of Architecture	2014/09 – 2019/01
Vice Chair/Board – International Living Futures Institute Vancouver	2014/08 – 2019/01

## **Memberships**

Urban Land Institute (ULI)	2016/04 – Present
Royal Institute of Chartered Surveyors	2017/09 – Present
American Institute of Architects	2019/03 – Present

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic/Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** Appt 02243, **Version:** 1

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Reappointment of Emily van Geldern as member, Design Review Board, for a term to April 3, 2024.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Emily van Geldern</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Landscape Professional</i>
<input type="checkbox"/> <b>Appointment</b> OR <input checked="" type="checkbox"/> <b>Reappointment</b>		<b>Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor &amp; Council</i>	<b>Date Appointed:</b> <i>mm/dd/yy.</i>	<b>Term of Position: *</b> <i>4/4/2022</i> <b>to</b> <i>4/3/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Madrona</i>	<b>Zip Code:</b> <i>98122</i>	<b>Contact Phone No.:</b> <div style="background-color: black; width: 100px; height: 15px;"></div>
<b>Background:</b> <p>Ms. van Geldern is a certified Landscape Architect and Project Manager at Site Workshop in Seattle. Her projects include the Green Lake Community Boathouse, Seattle Girls School, and the Thomas Street Concept Plan. Previously, Ms. van Geldern was employed at Mathews Nielsen Landscape Architects PC and Ennead Architects, both in New York City.</p> <p>Ms. van Geldern designs for the urban and public realms. She makes a conscious choice to increase the equity and resiliency of spaces through various scales of design. Additionally, she is a volunteer with ACE Mentors and The BLOCK project, which creates housing for individuals experiencing homelessness, and she has served on student government.</p> <p>Ms. van Geldern holds a bachelor’s degree in Urban Design and Architectural Studies from New York University and a Master of Landscape Architecture from the University of Pennsylvania. She earned a Certificate in Horticulture from the Brooklyn Botanic Garden.</p>		
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	
<b>Authorizing Signature (original signature):</b>  <b>Date:</b> 5/31/2022	<b>Appointing Signatory:</b> <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

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

# EMILY VAN GELDERN, PLA

## EDUCATION

The University of Pennsylvania, School of Design, Philadelphia, PA

Master of Landscape Architecture, *magna cum laude*, May 2015

Brooklyn Botanic Garden, Brooklyn, NY

Certificate in Horticulture, Fall 2011

New York University, New York, NY

Bachelor of Arts, *cum laude*, in Urban Design & Architectural Studies, May 2008

## LICENSURE

Washington #1583

## RELEVANT EXPERIENCE

Site Workshop, Seattle, WA

*Landscape Architect/Project Manager*, June 2018 - Present

- Landscape Architect for the permanent home of **Seattle Girls School** within the Central District, collaborating closely with faculty, students, and parents to create a unique campus rooted in the community that fosters the schools mission to develop courages and independent leaders.
- Landscape Architect for the redevelopment of the **Green Lake Community Boathouse**, creating an equitable connection to the lakshore with improved accessibility and visibility from Green Lake Trail which will increase interaction between the general public and the vibrant activity of the Green Lake rowing and paddling community.
- Design team member for the **Thomas Street Concept Plan**, initiated by community advocates to link the Cascade neighborhood through South Lake Union to the Seattle Center through an important east/west green street and public realm connection.
- Landscape Architect and Project Manager for the adaptive reuse of the historic Bleitz Funeral Home. The landscape of **Fremont Crossing** responds to the designated Seattle Landmark by preserving viewsheds through strategic planting, high quality materials, lighting, and a more gracious right-of-way for pedestrian and bike traffic.
- Design team member for a variety of mixed-use projects in the Seattle region including **Block 38** and **555 108th Ave NE** (Vulcan), **Arista Residences** (Greystar), and **223 Taylor Ave N** (Main Street Property Group).

Mathews Nielsen Landscape Architects PC, New York, NY

*Landscape Designer/Project Manager*, August 2015 - April 2018

- Project Manager for the closure and capping of a 2.4-acre municipal landfill in the Village of Hastings-on-Hudson. Led a team of cost estimators, geotechnical and civil engineers to rejuvenate this brownfield site into a passive and safe amenity for the Hudson Valley.
- Integral member of the Construction Documentation of Pier 55 in Manhattan, NY. Extensively 3-D modeled the proposed landscape features and grading using Rhino and Grasshopper for overall team coordination. Solely responsible for the 2-D generation of the planting plan, schedule, and detail portion of the drawing set.
- Lead Designer and Project Manager for two studies along New York's East River: an Environmental Impact Statement of the expansion of the East River Ferry System for the NYC Economic Development Corporation and Conceptual Pier Improvements at The Brearley School along the East River Esplanade.
- Design team member for a variety of projects in the New York region including the Master Plan for historic Wave Hill gardens in Bronx, NY; new Science Center at Horace Mann School in Bronx, NY; Main Street renewal in downtown Buffalo, NY; intensive roof garden for the New York Public Library's Mid-Manhattan Branch; and the public spaces of three mixed-use towers in Queens, Manhattan, and Newark.

Ennead Architects, New York, NY (formerly Polshek Partnership Architects)

*Media/Strategic Communications Coordinator, May 2008 - June 2012*

- Worked closely with the firm's principals on all publicity efforts, proposal responses, interview development and press outreach, including maintaining the firm's website and various social media outlets.
- Designed graphic material and press releases for award submissions and public presentations.
- Aided in all day-to-day marketing efforts of a 175-person design firm.

## TECHNICAL SKILLS

PC + Mac operating systems literate

Fluent in AutoCAD, Rhinoceros, V-Ray, ArcGIS, Adobe Creative Suite, Microsoft Office, LandFX

Basic knowledge of Grasshopper, RhinoTerrain, and SketchUp

Hand drawing + model making

## ADDITIONAL EXPERIENCE

Block Home Project, *Designer/Volunteer*, 2019

ACE Mentor Program of Washington, *Mentor*, 2018-2019

The University of Pennsylvania, School of Design, *Teaching Assistant*, 2014-2015

The University of Pennsylvania, School of Design, *Student Body and Departmental Representative*, 2013-2015

Brooklyn Bridge Park, *Zone Gardener*, 2013, 2011-2012

Greenery NYC, *Freelance Gardener*, 2013

The New York Botanical Garden, *Landscape Design Course*, Spring 2011

3rd Ward, *Urban Food Production for the Landless and Composting in New York City*, Winter 2010/Winter 2011

Color 4 Space, *Assistant*, June 2007-May 2008

Metropolis Magazine, *Editorial Intern*, September 2007-December 2007

Metropolitan Building Consulting Group, *Assistant*, May 2006-January 2007

## HONORS

Faculty Medal in Landscape Architecture, The University of Pennsylvania, School of Design, 2015

Susan Cromwell Coslett Traveling Fellowship, The University of Pennsylvania, School of Design, 2014

## SPEAKING ENGAGEMENTS

The University of Pennsylvania, School of Design, Department of Landscape Architecture, Philadelphia, PA

Brown Bag Lecture Series, *Beyond Boundary: Land Art of the American West*, September 2014

Supereview, *Connecting Moments of Transfer*, October, 2013

PennDesign, *Open House Panelist and Tour Guide*, 2013-2015

## PUBLICATIONS

The University of Pennsylvania, School of Design, Department of Landscape Architecture, *Gaborone Opportunity Report*, 2015

World Landscape Architecture Magazine, *Large Scale Projects & Ideas*, Edition 15, August 2014

PennDesign, *Landscapes in Process*, Edition 18, 2013-2014, pg 10

PennDesign, *Landscapes in Process*, Edition 17, 2012-2013, pg 39

## INTERESTS

urban gardening, seasonal cooking, composting, soccer, home-brewing, sustainable architecture, camping, Japanese culture

# Design Review Board

**42 Design Review Board Members:** Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

**Roster:**

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	0	0	2

**Key:**

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

**\*\*G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

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

*Diversity information is self-identified and is voluntary.*



Legislation Text

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**File #:** CB 120339, **Version:** 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to grant funds from non-City sources; authorizing the Directors of the Office of Planning and Community Development and the Seattle Department of Construction and Inspections to accept a grant and execute related agreements; amending Ordinance 126490, which adopted the 2022 Budget; changing appropriations to various departments; and ratifying and confirming certain prior acts.

WHEREAS, the Office of Planning and Community Development initiated the 130<sup>th</sup> and 145<sup>th</sup> station area planning process in the fourth quarter of 2018 to ensure the benefits of future high-capacity transit are equitably distributed and additional investments are equitably leveraged; and

WHEREAS, between March 2019 and October 2020, the Office of Planning and Community Development conducted community outreach and engagement to create a community vision for the station area. The outreach and engagement included interviews with community organizations and institutions, an online survey, an online and in-person open house, an online and in-person community workshop, and four online community conversations; and

WHEREAS, the Office of Planning and Community Development used community input to produce a Draft Plan for the Station Area articulating the community's vision for a vibrant, walkable, mixed-use neighborhood surrounding light rail and bus rapid transit stations. The plan was released for public review and comment in March 2021; and

WHEREAS, Sound Transit is constructing the Lynwood Link Extension, scheduled to begin revenue service in 2024, that includes the Shoreline South station; and

WHEREAS, Sound Transit is designing the SR 522/NE 145th Stride bus rapid transit service that will connect

to Link light rail at Shoreline South/148<sup>th</sup> and will include a station at NE 145<sup>th</sup> Street and 15<sup>th</sup> Avenue NE; and

WHEREAS, following 17 months of discussions and engagement with jurisdictions and stakeholders, the Sound Transit Board adopted a realignment plan on August 5, 2021, that will serve as a framework for delivering agency system expansions as rapidly as possible. The realignment plan includes an infill station for the Lynwood Link Extension at NE 130th Street to be completed by 2025, and SR 522/NE 145th Stride bus rapid transit service to begin service in 2026; and

WHEREAS, the Office of Planning and Community Development staff submitted a grant proposal to the Washington Department of Commerce, Growth Management Services (GMS) unit to support Transit-Oriented Development and Implementation (TODI) planning and was awarded \$250,000 to carry out this work from July 1, 2021 through June 30, 2023; and

WHEREAS, the Seattle Department of Construction and Inspections is responsible for implementing Chapter 23.60A of the Seattle Municipal Code, known as the Shoreline Master Program (SMP); and

WHEREAS, Section 23.60A.027 of the Seattle Municipal Code provides for the development of a mitigation program that improves the implementation of the Shoreline Master Program establishing a defensible and transparent permitting tool by which both the impacts to shoreline ecological functions and the mitigation required to offset these impacts can be measured; and

WHEREAS, the Seattle Department of Construction and Inspections staff submitted a grant proposal to the Washington Department of Ecology, Shorelands and Environmental Assistance Program, to support shoreline planning and planning related efforts that, in part, advance local shoreline planning priorities and improve the implementation of SMPs, and was awarded \$50,730 to carry out mitigation planning from January 1, 2022, through June 30, 2023; NOW, THEREFORE,

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

Section 1. The Director of the Office of Planning and Community Development, or the Director's

designee, is authorized to accept non-City funding from the Washington Department of Commerce, Growth Management Services (GMS) unit, and to execute, deliver, and perform on behalf of The City of Seattle agreements reasonably deemed necessary for the receipt of GMS funds in an amount up to \$250,000 to support Transit-Oriented Development and Implementation (TODI) planning.

Section 2. The Director of the Seattle Department of Construction and Inspections, or the Director’s designee, is authorized to accept non-City funding from the Washington State Department of Ecology (DOE) and to execute, deliver, and perform on behalf of the City of Seattle, agreements reasonably deemed necessary for the receipt of DOE funds in an amount up to \$50,730 to support the Shoreline Master Program.

Section 3. Contingent upon the execution of the grant or other funding agreement and receipt of the grant funds authorized in Sections 1 and 2 of this Ordinance, the appropriations for the following items in the 2022 Budget are increased as follows:

<b>Item</b>	<b>Fund</b>	<b>Department</b>	<b>Budget Summary Level</b>	<b>Amount</b>
3.1	General Fund (00100)	Executive (Office of Planning and Community Development)	Planning and Community Development (BO-PC-X2P00)	\$250,000
3.2	General Fund (00100)	Seattle Department of Construction and Inspections	Government Policy, Safety & Support (BO-CI-U2600)	\$50,730
<b>Total</b>				<b>\$300,730</b>

Section 3. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Bruce A. Harrell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Office of Planning and Community Development/Seattle Dept of Construction & Inspections	Patrice Carroll / 206-684-0946 Margaret Glowacki / 206-386-4036	Christie Parker/ 206-684-5211

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

**1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to grant funds from non-City sources; authorizing the Directors of the Office of Planning and Community Development and the Seattle Department of Construction and Inspections to accept a grant and execute related agreements; amending Ordinance 126490, which adopted the 2022 Budget; changing appropriations to various departments; and ratifying and confirming certain prior acts.

**Summary and Background of the Legislation:** This legislation accepts two grants, one for OPCD and one for SDCI, and adds corresponding appropriation authority to the departments' 2022 budgets.

**2. CAPITAL IMPROVEMENT PROGRAM**

Does this legislation create, fund, or amend a CIP Project?          Yes   X   No

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation amend the Adopted Budget?        X   Yes     No

Appropriation change (\$):	General Fund \$		Other \$	
	2022	2023	2022	2023
	\$300,730	\$0	\$0	\$0
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2022	2023	2022	2023
	\$300,730	\$0	\$0	\$0
Positions affected:	No. of Positions		Total FTE Change	
	2022	2023	2022	2023
	0	0	0	0

**Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?**  
 Not applicable.

**Are there financial costs or other impacts of *not* implementing the legislation?**

If this grant ordinance is not accepted, the City would miss funding opportunities for Transit Oriented Development Planning and the Shoreline Master Program.

**3.a. Appropriations**

**X** This legislation adds, changes, or deletes appropriations.

Fund Name and Number	Dept	Budget Control Level Name/##	2022 Appropriation Change	2023 Estimated Appropriation Change
00100	OPCD	BO-PC-X2P00 - Planning and Community Development	\$250,000	\$0
00100	SDCI	BO-CI-U2600 – Govt Policy, Safety & Support	\$50,730	\$0
<b>TOTAL</b>			<b>\$300,730</b>	<b>\$0</b>

*\*See budget book to obtain the appropriate Budget Control Level for your department.*

**Is this change one-time or ongoing?**

One-time.

**Appropriations Notes:** These appropriations will be tracked by grant funding sources.

**3.b. Revenues/Reimbursements**

**X** This legislation adds, changes, or deletes revenues or reimbursements.

**Anticipated Revenue/Reimbursement Resulting from This Legislation:**

Fund Name and Number	Dept	Revenue Source	2022 Revenue	2023 Estimated Revenue
00100 General Fund	OPCD	State Department of Commerce Grant	\$250,000	\$0
00100 general Fund	SDCI	State Department of Ecology Grant	\$50,730	\$0
<b>TOTAL</b>			<b>\$300,730</b>	<b>\$0</b>

**Is this change one-time or ongoing?**

One-time

#### 4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**  
Not applicable.
- b. **Is a public hearing required for this legislation?**  
No.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No.
- d. **Does this legislation affect a piece of property?**  
No.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

OPCD: The 130<sup>th</sup> and 145<sup>th</sup> station area (area within ½ mile of the light rail or bus rapid transit station) includes the following communities: 37.9% people of color and 27.6% speak a language other than English at home. In the future these communities will benefit from better access to high-capacity transit and more housing options. Public outreach will include outreach to community organizations and institutions in the area that serve these populations such as: Lake City Alliance, Lake City Collaborative, Children’s Home Society, elementary schools and the Seattle Public Housing Authority. OPCD will use an online translator for information included on the project website, and will generate subtitles in other languages for any online events. For any in-person meetings scheduled in the future, OPCD will provide translation services on request.

SDCI: The Shoreline Master Program regulations apply to all properties within the Shoreline District and environmental health and human health are inextricably linked. The goal of this project is to achieve full mitigation caused by impacts to the shoreline environment through the implementation of the Shoreline Master Program, an outcome that will help protect shoreline natural resources for all communities. No community engagement is proposed at this point in the project. Community engagement will occur when SDCI brings a Director’s Rule implementing the project to Seattle City Council for their review. Community engagement will be inclusive and will include the opportunity for meaningful input on the implementation of the program.

- f. **Climate Change Implications**
1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

OPCD: Research shows that people who live within a ½ mile of high-capacity transit tend to drive less and produce fewer GHG emissions. This project may result in higher

density zoning for the station area which would allow more people to live within a ½ mile of high-capacity transit.

SDCI: There will be no impact on emissions for SDCI's portion of the legislation.

- 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

OPCD: The station area does include environmentally critical areas (steep slopes, habitat, floodplain). This grant will support environmental impact studies that will allow the City to avoid or mitigate impacts to these areas. Also the application of Seattle's current building and stormwater code to new development will ensure new buildings are more resilient to natural hazards.

SDCI: Resiliency will either stay the same or increase. When shoreline projects are fully mitigated, site conditions tend to be more resilient to sea level rise.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

This legislation does not include a new initiative.

# Transit Oriented Development Grant Acceptance

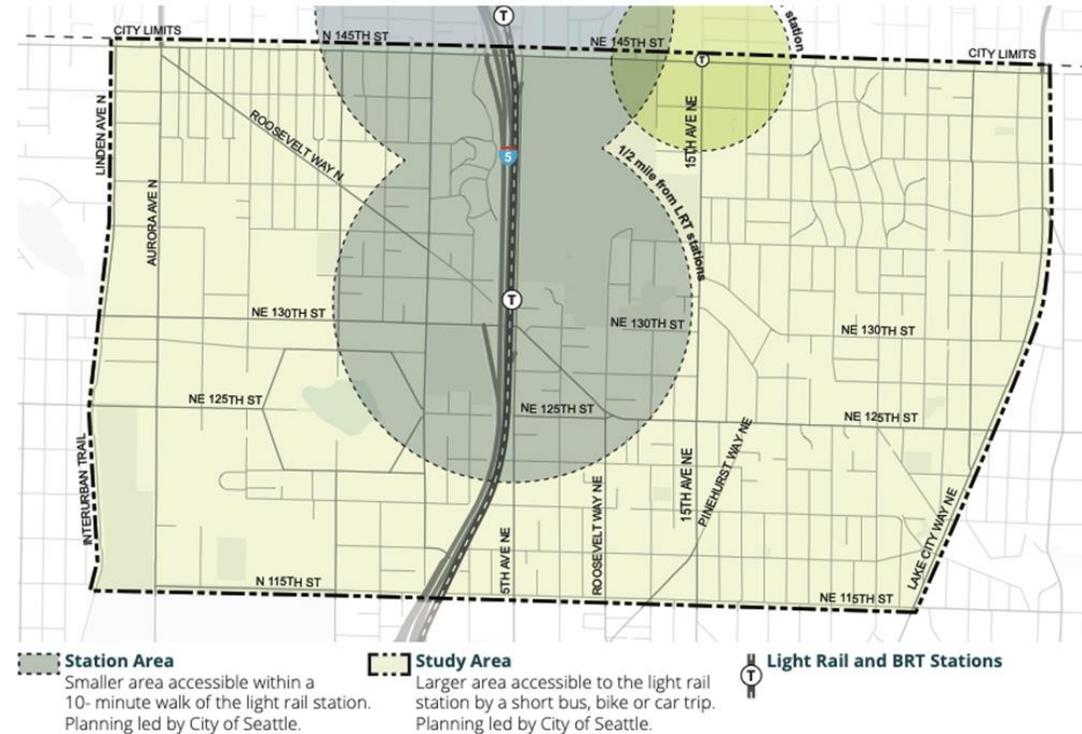
Patrice Carroll  
Strategic Advisor  
Office of Planning and Community Development  
June 8, 2022



# Station Area Planning

## 3 New Transit Stations

- Shoreline South LRT Station (2024)
- 130th LRT Station (2025)
- 145th and 15th BRT Station (2026)



# Work to Date



# Transit-Oriented Development Implementation Grants

- 2021 Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development
- WA Commerce awarded 11 communities TODI grants
- Seattle awarded \$250,000 for the 130<sup>th</sup> and 145<sup>th</sup> station area
- Funds will support drafting an EIS and rezoning legislation
- Seek to align timeline with Comprehensive Plan Update



Questions ?



Legislation Text

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**File #:** CB 120287, **Version:** 1

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**CITY OF SEATTLE**

**ORDINANCE** \_\_\_\_\_

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

AN ORDINANCE relating to land use and zoning; updating regulations for rooftop features; amending Sections 23.44.012, 23.44.046, 23.45.514, 23.45.545, 23.47A.012, 23.47A.013, 23.48.025, 23.48.231, 23.49.008, 23.49.046, 23.49.096, 23.49.148, 23.49.324, 23.50.020, 23.66.140, 23.66.332, and 23.75.110 of the Seattle Municipal Code.  
Full text of the legislation is attached.

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; updating regulations for rooftop features; amending Sections 23.44.012, 23.44.046, 23.45.514, 23.45.545, 23.47A.012, 23.47A.013, 23.48.025, 23.48.231, 23.49.008, 23.49.046, 23.49.096, 23.49.148, 23.49.324, 23.50.020, 23.66.140, 23.66.332, and 23.75.110 of the Seattle Municipal Code.

..body

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

Section 1. Section 23.44.012 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

**23.44.012 Height limits**

\* \* \*

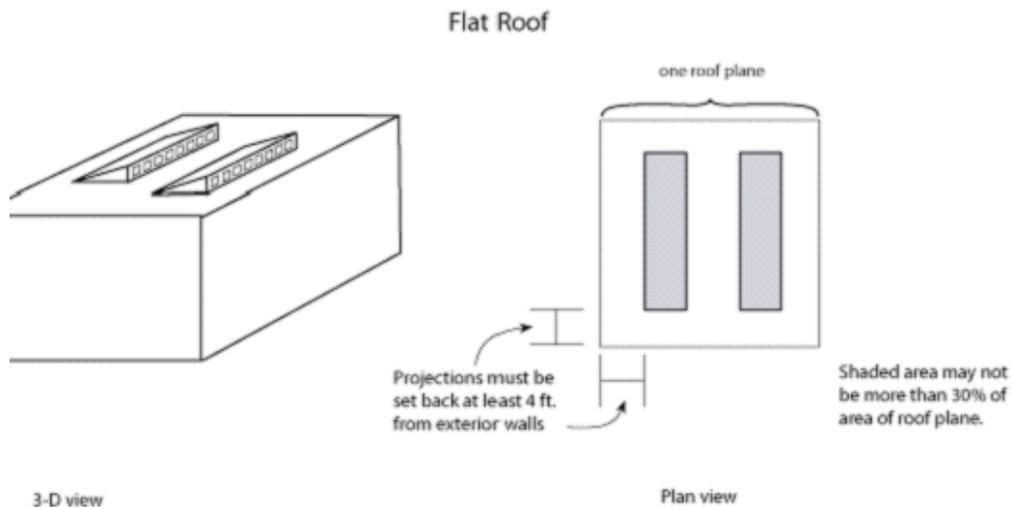
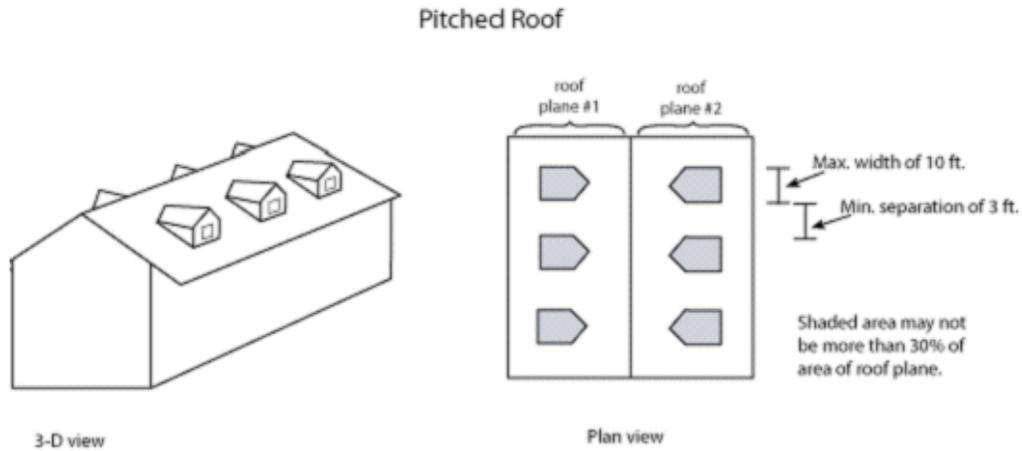
C. Height (~~(Limit Exemptions.)~~) limit exemptions

1. Flagpoles. Except in the Airport Height Overlay District, Chapter 23.64, flagpoles are exempt from height limits, provided that they are no closer to any adjoining lot line than 50 percent of their height above existing grade, or, if attached only to a roof, no closer than 50 percent of their height above the roof portion where attached.

2. Other (~~(Features)~~) features. Open rails and planters may extend no higher than the ridge of a pitched roof permitted under subsection 23.44.012.B or 4 feet above the maximum height limit in subsection 23.44.012.A. Planters on flat roofs shall not be located within 4 feet of more than 25 percent of the perimeter of the roof. For any structure with a green roof and having a minimum rooftop coverage of 50 percent, up to 24 inches of additional height above the height limit is allowed to accommodate structural requirements, roofing membranes, and soil. Chimneys may extend 4 feet above the ridge of a pitched roof or above a flat roof.

- 1                   3. Projections that accommodate windows and result in additional interior space,  
2 including dormers, clerestories, skylights, and greenhouses, may extend no higher than the ridge  
3 of a pitched roof permitted pursuant to subsection 23.44.012.B, or 4 feet above the applicable  
4 height limit pursuant to subsection 23.44.012.A, whichever is higher, if all of the following  
5 conditions are satisfied (Exhibit D for 23.44.012):
- 6                   a. The total area of these projections is limited to 30 percent of the area of  
7 each roof plane measured from the plan view perspective;
- 8                   b. On pitched roofs, projections are limited to 10 feet in width with a  
9 minimum separation of 3 feet from other projections; and
- 10                  c. On flat roofs, projections are set back at least 4 feet from exterior walls.

Exhibit D for 23.44.012  
Roof Projections



1

2

4. Solar ~~((Collectors))~~ collectors. For height exceptions for solar collectors, not including solar greenhouses, see Section 23.44.046.

4

5

5. For nonresidential principal uses, the following rooftop features may extend up to 10 feet above the maximum height limit, as long as the combined total coverage of all features

6

listed in this subsection 23.44.012.C.5 does not exceed 15 percent of the roof area or 20 percent

7

of the roof area if the total includes screened or enclosed mechanical equipment:

1 a. Stair and elevator penthouses; ~~((and))~~

2 b. Mechanical equipment~~((:))~~ ; or

3 c. Wind-driven power generators.

4 6. Wind-driven power generators. Devices for generating wind power may be  
5 located on structures as a rooftop feature and may extend up to 10 feet above the maximum  
6 height limit set in subsections 23.44.012.A and 23.44.012.B, provided that the combined total  
7 coverage of all features does not exceed 15 percent of the roof area.

8 7. For height limits and exceptions for communication utilities and accessory  
9 communication devices, see Section 23.57.010.

10 Section 2. Section 23.44.046 of the Seattle Municipal Code, last amended by Ordinance  
11 113401, is amended as follows:

12 **23.44.046 Solar collectors~~((:))~~**

13 A. Solar collectors are permitted outright as an accessory use to any principal use  
14 permitted outright or to a permitted conditional use subject to the following development  
15 standards:

16 1. Solar collectors, including solar greenhouses ~~((which meet minimum standards  
17 and maximum size limits as determined by the Director))~~ , shall not be counted in lot coverage.

18 2. Solar collectors except solar greenhouses attached to principal use structures  
19 may exceed the height limits of single-family zones by ~~((four (4)))~~ 4 feet or extend ~~((four (4)))~~ 4  
20 feet above the ridge of a pitched roof. However, the total height from existing grade to the top of  
21 the solar collector may not extend more than ~~((nine (9)))~~ 9 feet above the height limit established  
22 for the zone (see Exhibit 23.44.046 A). A solar collector ~~((which))~~ that exceeds the height limit  
23 for single-family zones shall be placed so as not to shade an existing solar collector or property

1 to the north on January 21~~((st))~~, at noon, any more than would a structure built to the maximum  
2 permitted height and bulk.

3 3. Solar collectors and solar greenhouses (~~((meeting minimum written energy~~  
4 ~~conservation standards administered by the Director))~~) may be located in required yards  
5 according to the following conditions:

6 a. In a side yard, no closer than (~~((three (3)))~~) 3 feet from the side property  
7 line; or

8 b. In a rear yard, no closer than (~~((fifteen (15)))~~) 15 feet from the rear  
9 property line unless there is a dedicated alley, in which case the solar collector shall be no closer  
10 than (~~((fifteen (15)))~~) 15 feet from the centerline of the alley; or

11 c. In a front yard, solar greenhouses which are integrated with the  
12 principal structure and have a maximum height of (~~((twelve (12)))~~) 12 feet may extend up to (~~((six~~  
13 ~~((6)))~~) 6 feet into the front yard. In no case shall the greenhouse be located closer than (~~((five (5)))~~)  
14 5 feet from the front property line.

15 B. Nonconforming (~~((Solar Collectors))~~) solar collectors. The Director may permit the  
16 installation of solar collectors which cause an existing structure to become nonconforming, or  
17 which increase an existing nonconformity, as a special exception pursuant to Chapter 23.76(~~(;~~  
18 ~~Procedures for Master Use Permits and Council Land Use Decisions))~~). Such installation may be  
19 permitted even if it exceeds the height limit established in (~~((Section 23.44.046 A2))~~) subsection  
20 23.44.046.A.2, so long as total structure height including solar collectors does not exceed  
21 (~~((thirty nine (39)))~~) 39 feet above existing grade and the following conditions are met:

22 1. There is no feasible alternative to placing the collector(s) on the roof;



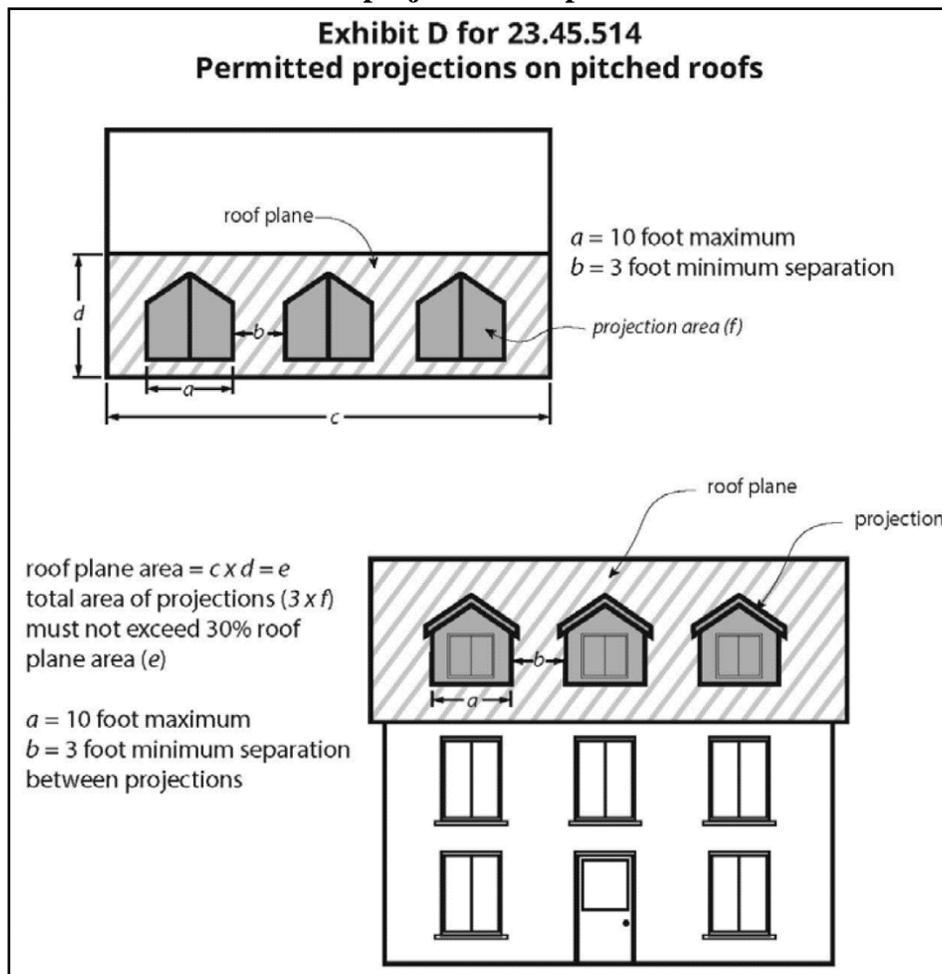
1 a. On pitched roofs, these projections may extend to the height of the ridge  
2 of a pitched roof that is allowed pursuant to subsection 23.45.514.D, if the following conditions  
3 are met:

4 1) The total area of the projections is no more than 30 percent of  
5 the area of each roof plane measured from the plan view perspective;

6 2) Each projection is limited to 10 feet in width; and

7 3) Each projection is separated by at least 3 feet from any other  
8 projection (see Exhibit D for 23.45.514).

9 **Exhibit D for 23.45.514**  
10 **Permitted projections on pitched roofs**



11

1                                   b. On flat roofs, ~~((the))~~ these projections may extend 4 feet above the  
2 maximum height limit allowed by subsections 23.45.514.A, 23.45.514.B, and 23.45.514.F if the  
3 following requirements are met:

4                                   1) The total area of the projections is no more than 30 percent of  
5 the area of the roof plane; and

6                                   2) The projections are set back at least 4 feet from any street facing  
7 facade.

8                                   4. In LR zones, the following rooftop features may extend up to 10 feet above the  
9 height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all  
10 features listed in this subsection~~((s)) 23.45.514.I.4 ((J.4.a through 23.45.514.J.4.f))~~ does not  
11 exceed ~~((15))~~ 25 percent of the roof area (or ~~((20))~~ 30 percent of the roof area if the total includes  
12 screened or enclosed mechanical equipment):

13                                   a. Stair penthouses, except as provided in subsection 23.45.514.I.6;

14                                   b. Mechanical equipment;

15                                   c. Play equipment and open-mesh fencing that encloses it, if the fencing is  
16 at least 5 feet from the roof edge;

17                                   d. Chimneys;

18                                   e. Wind-driven power generators; ~~((and))~~

19                                   f. Sun and wind screens, and similar weather protection features such as  
20 eaves or canopies extending from rooftop features;

21                                   g. Greenhouses and solariums;

22                                   h. Covered or enclosed common recreation areas; and

1                                    ~~((f.))~~ i. Minor communication utilities and accessory communication  
2 devices, except that height is regulated according to the provisions of Section 23.57.011.

3                                    5. In MR and HR zones, the following rooftop features may extend up to 15 feet  
4 above the applicable height limit set in subsection 23.45.514.B, if the combined total coverage of  
5 all features listed in subsections 23.45.514.I.5 and 23.45.514.I.6 does not exceed ~~((20))~~ 30  
6 percent of the roof area, or ~~((25))~~ does not exceed 35 percent of the roof area if the total includes  
7 screened or enclosed mechanical equipment, or does not exceed 60 percent coverage of the roof  
8 area if the total includes a greenhouse:

- 9                                    a. Stair penthouses, except as provided in subsection 23.45.514.I.6;
- 10                                   b. Mechanical equipment;
- 11                                   c. Play equipment and open-mesh fencing that encloses it, if the fencing is  
12 at least 5 feet from the roof edge;
- 13                                   d. Chimneys;
- 14                                   e. Sun and wind screens, and similar weather protection features such as  
15 eaves or canopies extending from rooftop features;
- 16                                   f. ~~((Penthouse pavilions for the common use of residents))~~ Covered or  
17 enclosed common recreation areas;
- 18                                   g. Greenhouses and solariums~~((, in each case that meet minimum energy~~  
19 ~~standards administered by the Director));~~
- 20                                   h. Wind-driven power generators; and
- 21                                   i. Minor communication utilities and accessory communication devices,  
22 except that height is regulated according to the provisions of Section 23.57.011.

1                   6. Subject to the roof coverage limits in subsections 23.45.514.I.4, ~~((and))~~  
2 23.45.514.I.5, and 23.45.514.I.7 if applicable, elevator penthouses may extend above the  
3 applicable height limit up to 16 feet. Stair penthouses may be the same height as an elevator  
4 penthouse if the elevator and stairs are co-located within a common penthouse structure.

5                   7. At the applicant's option, for structures exceeding 120 feet in HR zones, the  
6 combined total rooftop coverage limit of all features listed in subsections 23.45.514.I.5 and  
7 23.45.514.I.6 is 75 percent, provided that all of the following are satisfied:

- 8                   a. All mechanical equipment is screened or enclosed; and  
9                   b. No rooftop features are located closer than 10 feet to the roof edge,  
10 except features that do not exceed the height of the parapet or 5 feet above the roof surface,  
11 whichever is greater, or which may be permitted by design review departure or other code  
12 provisions including but not limited to Chapter 23.57.

13                   ~~((7.))~~ 8. For height exceptions for solar collectors, see Section 23.45.545.

14                   ~~((8.))~~ 9. In order to protect solar access for property to the north, the applicant  
15 shall either locate the rooftop features listed in this subsection (~~((23.45.514.I.8))~~) 23.45.514.I.9 at  
16 least 15 feet from the north lot line, or provide shadow diagrams to demonstrate that the  
17 proposed location of such rooftop features would shade property to the north on January 21 at  
18 noon no more than would a structure built to maximum permitted bulk:

- 19                   a. Solar collectors;  
20                   b. Planters;  
21                   c. Clerestories;  
22                   d. Greenhouses and solariums (~~((that meet minimum energy standards~~  
23 ~~administered by the Director))~~);

1 e. Minor communication utilities and accessory communication devices,  
2 permitted according to the provisions of Section 23.57.011;

3 f. Play equipment;

4 g. Sun and wind screens, and similar weather protection features such as  
5 eaves or canopies extending from rooftop features;

6 h. ~~((Penthouse pavilions for the common use of residents))~~ Covered or  
7 enclosed common recreation areas.

8 ~~((9.))~~ 10. For height limits and exceptions for communication utilities and  
9 devices, see Section 23.57.011.

10 ~~((10. Greenhouses that are dedicated to food production are permitted to extend~~  
11 ~~15 feet above the applicable height limit, as long as the combined total coverage of all features~~  
12 ~~gaining additional height listed in this subsection 23.45.514.I does not exceed 50 percent of the~~  
13 ~~roof area, and the greenhouse meets the requirements of subsection 23.45.514.I.8.))~~

14 Section 4. Subsection 23.45.545.C of the Seattle Municipal Code, which section was last  
15 amended by Ordinance 126157, is amended as follows:

16 **23.45.545 Standards for certain accessory uses**

17 \* \* \*

18 C. Solar collectors

19 1. Solar collectors ~~((that meet minimum written energy conservation standards~~  
20 ~~administered by the Director))~~ are permitted in required setbacks, subject to the following:

21 a. Detached solar collectors are permitted in required rear setbacks, no  
22 closer than 5 feet to any other principal or accessory structure.

1                           b. Detached solar collectors are permitted in required side setbacks, no  
2 closer than 5 feet to any other principal or accessory structure, and no closer than 3 feet to the  
3 side lot line.

4                           2. Sunshades that provide shade for solar collectors that meet minimum written  
5 energy conservation standards administered by the Director may project into southern front or  
6 rear setbacks. Those that begin at 8 feet or more above finished grade may be no closer than 3  
7 feet from the lot line. Sunshades that are between finished grade and 8 feet above finished grade  
8 may be no closer than 5 feet to the lot line.

9                           3. Solar collectors on roofs. Solar collectors that are located on a roof are  
10 permitted as follows:

11                           a. In LR zones up to 4 feet above the maximum height limit or 4 feet  
12 above the height of stair or elevator penthouse(s), whichever is higher; and

13                           b. In MR and HR zones up to 10 feet above the maximum height limit or  
14 10 feet above the height of stair or elevator penthouse(s), whichever is higher.

15                           c. If the solar collectors would cause an existing structure to become  
16 nonconforming, or increase an existing nonconformity, the Director may permit the solar  
17 collectors as a special exception pursuant to Chapter 23.76. Solar collectors may be permitted  
18 under this subsection 23.45.545.C.3.c even if the structure exceeds the height limits established  
19 in this subsection 23.45.545.C.3, if the following conditions are met:

20                           1) There is no feasible alternative solution to placing the  
21 collector(s) on the roof; and

1   2) The collector(s) are located so as to minimize view blockage  
2 from surrounding properties and the shading of property to the north, while still providing  
3 adequate solar access for the solar collectors.

4   \* \* \*

5                         Section 5. Section 23.47A.012 of the Seattle Municipal Code, last amended by Ordinance  
6 126157, is amended as follows:

7 **23.47A.012 Structure height**

8   \* \* \*

9                         C. Rooftop features

10                         1. Smokestacks, chimneys, flagpoles, and religious symbols for religious  
11 institutions are exempt from height controls, except as regulated in Chapter 23.64, provided they  
12 are a minimum of 10 feet from any side or rear lot line.

13                         2. Open railings, planters, skylights, clerestories, greenhouses, solariums,  
14 parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by  
15 subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever  
16 is higher. Insulation material or soil for landscaping located above the structural roof surface  
17 may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that  
18 comply with this subsection 23.47A.012.C.2. Rooftop decks and other similar features may  
19 exceed the maximum height limit by up to two feet, and open railings or parapets required by the  
20 Building Code around the perimeter of rooftop decks or other similar features may exceed the  
21 maximum height limit by the minimum necessary to meet Building Code requirements.

22                         3. Solar collectors

1 a. In zones with mapped height limits of 30 or 40 feet, solar collectors may  
2 extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

3 b. In zones with height limits of 65 feet or more, solar collectors may  
4 extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

5 4. Except as provided below, the following rooftop features may extend up to 15  
6 feet above the applicable height limit(~~(, as long as)~~) if the combined total coverage of all features  
7 gaining additional height listed in this subsection 23.47A.012.C.4(~~(, including weather protection~~  
8 such as eaves or canopies extending from rooftop features,)) does not exceed ((20)) 30 percent of  
9 the roof area, or ((25)) the combined total coverage does not exceed 35 percent of the roof area if  
10 the total includes stair or elevator penthouses or screened or enclosed mechanical equipment, or  
11 does not exceed 60 percent coverage of the roof area if the total includes a greenhouse:

12 a. Solar collectors that exceed heights allowed by subsection  
13 23.47A.012.C.3;

14 b. Mechanical equipment;

15 c. Play equipment and open-mesh fencing that encloses it, as long as the  
16 fencing is at least ((45)) 10 feet from the roof edge;

17 d. Chimneys;

18 e. Sun and wind screens, and similar weather protection features such as  
19 eaves or canopies extending from rooftop features;

20 f. Covered or enclosed common recreation areas;

21 g. Greenhouses and solariums;

22 ((d-)) h. Wind-driven power generators;

1                            ~~((e-))~~ i. Minor communication utilities and accessory communication  
2 devices, except that height is regulated according to the provisions of Section 23.57.012; and

3                            ~~((f-))~~ j. Stair and elevator penthouses, which may extend above the  
4 applicable height limit by up to 16 feet.

5                            ~~((5. Greenhouses that are dedicated to food production are permitted to extend 15  
6 feet above the applicable height limit if the combined total coverage of all features gaining  
7 additional height listed in this subsection 23.47A.012.C does not exceed 50 percent of the roof  
8 area, and the greenhouse adheres to the setback requirements in subsection 23.47A.012.C.6.))~~

9                            5. At the applicant's option, for buildings exceeding 120 feet, the combined total  
10 rooftop coverage limit of all features listed in subsections 23.47A.012.C.4 is 75 percent,  
11 provided that all of the following are satisfied:

12                            a. All mechanical equipment is screened or enclosed; and

13                            b. No rooftop features are located closer than 10 feet to the roof edge,  
14 except features that do not exceed the height of the parapet or 5 feet above the roof surface,  
15 whichever is greater, or which may be permitted by design review departure or other code  
16 provisions including but not limited to Chapter 23.57.

17                            6. The rooftop features listed in this subsection 23.47A.012.C.6 shall be located at  
18 least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that  
19 locating such features within 10 feet of the north lot line would not shade property to the north  
20 on January 21 at noon more than would a structure built to maximum permitted height and FAR:

21                            a. Solar collectors;

22                            b. Planters;

23                            c. Clerestories;

- 1 d. Greenhouses and solariums;
- 2 e. Minor communication utilities and accessory communication devices,
- 3 permitted pursuant to the provisions of Section 23.57.012;
- 4 f. Sun and wind screens, and similar weather protection features such as
- 5 eaves or canopies extending from rooftop features;
- 6 g. Covered or enclosed common recreation areas;
- 7 ~~((f.))~~ h. Non-firewall parapets; and
- 8 ~~((g.))~~ i. Play equipment.

9 7. Structures existing prior to May 10, 1986~~((7.))~~ may add new or replace existing  
10 mechanical equipment up to 15 feet above the roof elevation of the structure and shall comply  
11 with the noise standards of Section 23.47A.018.

12 8. For height limits and exceptions for communication utilities and accessory  
13 communication devices, see Section 23.57.012.

14 \* \* \*

15 Section 6. Section 23.47A.013 of the Seattle Municipal Code, last amended by Ordinance  
16 126287, is amended as follows:

17 **23.47A.013 Floor area ratio**

18 \* \* \*

- 19 B. The following gross floor area is not counted toward FAR:
- 20 1. All stories, or portions of stories, that are underground;
  - 21 2. All portions of a story that extend no more than 4 feet above existing or
  - 22 finished grade, whichever is lower, excluding access;

1                   3. Gross floor area of a transit station, including all floor area open to the general  
2 public during normal hours of station operation but excluding retail or service establishments to  
3 which public access is limited to customers or clients, even where such establishments are  
4 primarily intended to serve transit riders;

5                   4. On a lot containing a peat settlement-prone environmentally critical area,  
6 above-grade parking within or covered by a structure or portion of a structure, if the Director  
7 finds that locating a story of parking below grade is infeasible due to physical site conditions  
8 such as a high water table, if either:

9                   a. The above-grade parking extends no more than 6 feet above existing or  
10 finished grade and no more than 3 feet above the highest existing or finished grade along the  
11 structure footprint, whichever is lower, as measured to the finished floor level or roof above,  
12 pursuant to subsection 23.47A.012.A.3; or

13                   b. All of the following conditions are met:

14                                   1) No above-grade parking is exempted by subsection  
15 23.47A.013.B.4.a;

16                                   2) The parking is accessory to a residential use on the lot;

17                                   3) Total parking on the lot does not exceed one space for each  
18 residential dwelling unit plus the number of spaces required for non-residential uses; and

19                                   4) The amount of gross floor area exempted by this subsection  
20 23.47A.013.B.4.b does not exceed 25 percent of the area of the lot in zones with a height limit  
21 less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or  
22 greater; (~~and~~)

1                   5. Rooftop greenhouse areas meeting the standards of subsections

2 23.47A.012.C.4, 23.47A.012.C.5, and 23.47A.012.C.6;

3                   6. Bicycle commuter shower facilities required by subsection 23.54.015.K.8;

4                   7. The floor area of required bicycle parking for small efficiency dwelling units or  
5 congregate residence sleeping rooms, if the bicycle parking is located within the structure  
6 containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area  
7 of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR  
8 limits;

9                   8. All gross floor area in child care centers; and

10                  9. In permanent supportive housing, all gross floor area for accessory human  
11 service uses.

12   \* \* \*

13                  Section 7. Section 23.48.025 of the Seattle Municipal Code, last amended by Ordinance  
14 126157, is amended as follows:

15 **23.48.025 Structure height**

16   \* \* \*

17                  C. Rooftop features

18                   1. Smokestacks, chimneys, flagpoles, and religious symbols for religious  
19 institutions are exempt from height controls, except as regulated in Chapter 23.64, (~~Airport~~  
20 ~~Height Overlay District~~),) provided they are a minimum of 10 feet from any side or rear lot line.

21                   2. Open railings, planters, skylights, clerestories, greenhouses, parapets, and  
22 firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop  
23 coverage. Insulation material or soil for landscaping located above the structural roof surface

1 may exceed the maximum height limit if enclosed by parapets or walls that comply with this  
2 subsection 23.48.025.C.2.

3 3. Solar collectors may extend up to 7 feet above the maximum height limit, with  
4 unlimited rooftop coverage.

5 4. The following rooftop features may extend up to 15 feet above the  
6 ~~((maximum))~~ applicable height limit, ~~((so long as))~~ if the combined total coverage of all features  
7 listed in this subsection 23.48.025.C.4~~((, including weather protection such as eaves or canopies~~  
8 ~~extending from rooftop features,))~~ does not exceed ~~((20))~~ 35 percent of the roof area, ~~((or 25~~  
9 ~~percent of the roof area if the total includes stair or elevator penthouses or screened mechanical~~  
10 ~~equipment))~~ or does not exceed 60 percent coverage of the roof area if the total includes a  
11 greenhouse:

12 a. Solar collectors that exceed heights allowed by subsection  
13 23.48.025.C.3;

14 b. Stair and elevator penthouses;

15 c. Mechanical equipment;

16 d. Atriums, greenhouses, and solariums;

17 e. Play equipment and open-mesh fencing that encloses it, as long as the  
18 fencing is at least 15 feet from the roof edge;

19 f. Minor communication utilities and accessory communication devices,  
20 except that height is regulated according to the provisions of Section 23.57.012; ~~((and))~~

21 g. Covered or enclosed common amenity area ~~((for structures exceeding a~~  
22 ~~height of 125 feet.))~~ ;

23 h. Chimneys;

1                                    i. Sun and wind screens, and similar weather protection features such as  
2 eaves or canopies extending from rooftop features; and

3                                    j. Wind-driven power generators.

4                                    5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet  
5 above the height limit are permitted. If the elevator provides access to a rooftop designed to  
6 provide usable open space or common recreation area, elevator penthouses and mechanical  
7 equipment up to 45 feet above the height limit are permitted, provided that all of the following  
8 are satisfied:

9                                    a. The structure must be greater than 125 feet in height; and

10                                   b. The combined total coverage of all features gaining additional height  
11 listed in ~~((this))~~ subsection 23.48.025.C.4 does not exceed limits listed in subsection  
12 23.48.025.C.4, or the limit in subsection 23.48.025.C.6 if it applies.

13                                   ~~((6. Greenhouses that are dedicated to food production are permitted to extend 15~~  
14 ~~feet above the applicable height limit, as long as the combined total coverage of all features~~  
15 ~~gaining additional height listed in this subsection 23.48.025.C does not exceed 50 percent of the~~  
16 ~~roof area.))~~

17                                   ~~((7.))~~ 6. At the applicant's option, the combined total coverage limit of all rooftop  
18 features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 ~~((may be increased to 65 percent~~  
19 ~~of the roof area))~~ is 75 percent, provided that all of the following are satisfied:

20                                   a. All mechanical equipment is screened or enclosed; and

21                                   b. No rooftop features are located closer than 10 feet to the roof edge,  
22 except features that do not exceed the height of the parapet or 5 feet above the roof surface.

1 whichever is greater, or which may be permitted by design review departure or other code  
2 provisions including but not limited to Chapter 23.57.

3 ((&-)) 7. In order to protect solar access for property to the north, the applicant  
4 shall either locate the rooftop features listed in this subsection ((23.48.025.C.8)) 23.48.025.C.7 at  
5 least 10 feet from the north lot line, or provide shadow diagrams to demonstrate that the  
6 proposed location of such rooftop features would shade property to the north on January 21 at  
7 noon no more than would a structure built to maximum permitted bulk:

8 a. Solar collectors;

9 b. Planters;

10 c. Clerestories;

11 d. Atriums, greenhouses, and solariums;

12 e. Minor communication utilities and accessory communication devices

13 according to the provisions of Section 23.57.012;

14 f. Sun and wind screens, and similar weather protection features such as  
15 eaves or canopies extending from rooftop features;

16 ((f-)) g. Nonfirewall parapets; ((and))

17 ((g-)) h. Play equipment;((-)) and

18 i. Covered or enclosed common amenity areas.

19 ((9-)) 8. Screening. Rooftop mechanical equipment and elevator penthouses shall  
20 be screened with fencing, wall enclosures, or other structures.

21 ((10-)) 9. For height limits and exceptions for communication utilities and  
22 accessory communication devices, see Section 23.57.012.

1 Section 8. Section 23.48.231 of the Seattle Municipal Code, last amended by Ordinance  
2 125603, is amended as follows:

3 **23.48.231 Modification of development standards in certain SM-SLU zones**

4 A. In a SM-SLU 175/85-280 zone located in the South Lake Union Seaport Flight  
5 Corridor as shown on Map A for 23.48.225, the following apply:

6 1. The following modifications shall occur if the height limit according to  
7 subsection 23.48.225.E would prevent a development from being able to achieve the maximum  
8 height that would otherwise be allowed according to subsection 23.48.225.A:

9 a. The upper-level floor area limit according to subsection 23.48.245.A  
10 shall be increased from 50 percent to 55 percent, except that for lots less than 12,500 square feet  
11 the upper-level floor area limit according to subsection 23.48.245.A shall be increased from 50  
12 percent to 67 percent;

13 b. The non-residential floor plate limits according to subsection  
14 23.48.245.B.1.d shall be increased from 24,000 to 25,000 square feet;

15 c. The residential floor plate limits according to subsection  
16 23.48.245.B.2.a shall be increased from 12,500 to 13,500 square feet; and

17 d. The residential floor plate limits according to subsection  
18 23.48.245.B.2.b.1 shall be increased from 10,500 to 11,500 square feet.

19 2. The height above which a development is a tower according to Section  
20 23.48.245 and the base height for purposes of calculating extra floor area shall be increased from  
21 85 feet to 95 feet if:

22 a. Either:

1 1) The requirements of subsections 23.48.245.C through  
2 23.48.245.G would not permit a tower on the site or would prevent a development from being  
3 able to achieve the upper-level floor area limit and the floor plate limits as increased according to  
4 subsection 23.48.231.A.1; or

5 2) The requirements of subsections 23.48.245.A through  
6 23.48.245.G would prevent a development from being able to achieve an average tower floor  
7 plate of at least 7,500 square feet for floors above the podium height; and

8 b. The height of the development does not exceed 95 feet, excluding  
9 ~~((exempt))~~ all rooftop features described in subsection 23.48.025.C.

10 B. In a SM-SLU 175/85-280 zone located outside the South Lake Union Seaport Flight  
11 Corridor as shown on Map A for 23.48.225 or in a SM-SLU 85-280 zone, the height above  
12 which a development is a tower according to Section 23.48.245 and the base height for purposes  
13 of calculating extra floor area shall be increased from 85 feet to 95 feet if:

14 1. The requirements of subsections 23.48.245.A through 23.48.245.G would not  
15 permit a tower on the site or would prevent a development from being able to achieve an average  
16 tower floor plate of at least 7,500 square feet for floors above the podium height; and

17 2. The height of the development does not exceed 95 feet, excluding ~~((exempt))~~  
18 all rooftop features described in subsection 23.48.025.C; and

19 3. The development meets the upper-level setback requirements of Section  
20 23.48.235.

21 C. In a SM-SLU 240/125-440 zone, the height above which a development is a tower  
22 according to Section 23.48.245 and the base height for purposes of calculating extra floor area  
23 shall be increased from 125 feet to 135 feet if:

1                   1. The requirements of subsections 23.48.245.A through 23.48.245.G would not  
2 permit a tower on the site or would prevent a development from being able to achieve an average  
3 tower floor plate of at least 7,500 square feet for floors above the podium height;

4                   2. The height of the development does not exceed 135 feet, excluding ~~((exempt))~~  
5 all rooftop features described in subsection 23.48.025.C; and

6                   3. The development meets the upper-level setback requirements of Section  
7 23.48.235.

8                   D. In a SM-SLU 100/65-145 zone, the height above which a development is a tower  
9 according to Section 23.48.245 and the base height for purposes of calculating extra floor area  
10 shall be increased from 65 feet to 75 feet if:

11                   1. The requirements of subsections 23.48.245.A through 23.48.245.G would not  
12 permit a tower on the site or would prevent a development from being able to achieve an average  
13 tower floor plate of at least 7,500 square feet for floors above the podium height; and

14                   2. The height of the development does not exceed 75 feet, excluding ~~((exempt))~~  
15 all rooftop features described in subsection 23.48.025.C.

16                   Section 9. Section 23.49.008 of the Seattle Municipal Code, last amended by Ordinance  
17 126157, is amended as follows:

18 **23.49.008 Structure height**

19   \* \* \*

20                   D. Rooftop features

21                   1. The following rooftop features are permitted with unlimited rooftop coverage  
22 ~~((and may not exceed the height limits as))~~ up to the maximum heights indicated below:

1 a. Open railings, planters, clerestories, skylights, play equipment, parapets,  
2 and firewalls up to 4 feet above the applicable height limit;

3 b. Insulation material, rooftop decks and other similar features, or soil for  
4 landscaping located above the structural roof surface, may exceed the maximum height limit by  
5 up to ~~((two))~~ 2 feet if enclosed by parapets or walls that comply with subsection 23.49.008.D.1.a;

6 c. Solar collectors up to 7 feet above the applicable height limit; and

7 d. The rooftop features listed below shall be located a minimum of 10 feet  
8 from all lot lines and may extend up to 50 feet above the roof of the structure on which they are  
9 located or 50 feet above the applicable height limit, whichever is less, except as regulated by  
10 Chapter 23.64(~~(, Airport Height Overlay District)~~):

11 1) Religious symbols for religious institutions;

12 2) Smokestacks; and

13 3) Flagpoles.

14 2. The following rooftop features are permitted up to the heights indicated below,  
15 as long as the combined coverage of all rooftop features(~~(, whether or not)~~) listed in this  
16 subsection 23.49.008.D.2, does not exceed ~~((55))~~ 75 percent of the roof area for structures that  
17 are subject to maximum floor area limits per story pursuant to Section 23.49.058(~~(,)~~); or ~~((35))~~  
18 50 percent of the roof area for other structures, unless a different limit is specified by other  
19 provisions.

20 a. The following rooftop features are permitted to extend up to 15 feet  
21 above the applicable height limit:

22 1) Solar collectors that exceed the height listed in subsection  
23 23.49.008.D.1.c;



1                                   d. Greenhouses (~~(that are dedicated to food production)~~) are permitted to  
2 extend up to 15 feet above the applicable height limit, as long as the combined total coverage of  
3 all features gaining additional height listed does not exceed (~~(50)~~) 60 percent of the roof area.

4                                   e. Mechanical equipment, whether new or replacement, may be allowed  
5 up to 15 feet above the roof elevation of a structure existing prior to June 1, 1989.

6                                   3. Screening of rooftop features

7                                   a. Measures may be taken to screen rooftop features from public view  
8 through the design review process or, if located within the Pike Place Market Historical District,  
9 by the Pike Place Market Historical Commission.

10                                  b. Except in the PMM zone, the amount of roof area enclosed by rooftop  
11 screening may exceed the maximum percentage of the combined coverage of all rooftop features  
12 as provided in subsection 23.49.008.D.2.

13                                  c. Except in the PMM zone, in no circumstances shall the height of  
14 rooftop screening exceed ten percent of the applicable height limit, or 15 feet, whichever is  
15 greater. In the PMM zone, the height of the screening shall not exceed the height of the rooftop  
16 feature being screened, or such greater height necessary for effective screening as determined by  
17 the Pike Place Market Historical Commission.

18                                  4. Administrative conditional use for rooftop features. Except in the PMM zone,  
19 the rooftop features listed in subsection (~~(23.49.008.D.1.e)~~) 23.49.008.D.1.d may exceed a height  
20 of 50 feet above the roof of the structure on which they are located if authorized by the Director  
21 through an administrative conditional use(~~(s)~~) under Chapter 23.76. The request for additional  
22 height shall be evaluated on the basis of public benefits provided, the possible impacts of the  
23 additional height, consistency with the City's Comprehensive Plan, and the following criteria:

1 a. The feature shall be compatible with and not adversely affect the  
2 downtown skyline.

3 b. The feature shall not have a substantial adverse effect upon the light,  
4 air, solar, and visual access of properties within a 300 foot radius.

5 c. The feature, supporting structure, and structure below shall be  
6 compatible in design elements such as bulk, profile, color, and materials.

7 d. The increased size is necessary for the successful physical function of  
8 the feature, except for religious symbols.

9 5. Residential penthouses above height limit in a DRC zone

10 a. A residential penthouse exceeding the applicable height limit shall be  
11 permitted in a DRC zone only on a mixed-use, City-designated Landmark structure for which a  
12 certificate of approval by the Landmarks Preservation Board is required. A residential penthouse  
13 allowed under this Section 23.49.008 may cover a maximum of 50 percent of the total roof  
14 surface. Except as the Director may allow under subsection 23.49.008.D.5.b:

15 1) A residential penthouse allowed under this subsection  
16 23.49.008.D.5 shall be set back a minimum of 15 feet from the street lot line.

17 2) A residential penthouse may extend up to 8 feet above the roof,  
18 or 12 feet above the roof if set back a minimum of 30 feet from the street lot line.

19 b. If the Director determines, after a sight line review based upon adequate  
20 information submitted by the applicant, that a penthouse will be invisible or minimally visible  
21 from public streets and parks within 300 feet from the structure, the Director may allow one or  
22 both of the following in a Type I decision:

1    1) An increase of the penthouse height limit under subsection  
2 23.49.008.D.5.a by an amount up to the average height of the structure's street-facing parapet; or

3    2) A reduction in the required setback for a residential penthouse.

4    c. The Director's decision to modify development standards pursuant to  
5 subsection 23.49.008.D.5.b shall be consistent with the certificate of approval from the  
6 Landmarks Preservation Board.

7    d. A residential penthouse allowed under this subsection 23.49.008.D.5  
8 shall not exceed the maximum structure height in the DRC zone under Section 23.49.008.

9    e. No rooftop features shall be permitted on a residential penthouse  
10 allowed under this subsection 23.49.008.D.5.

11     6. For height limits and exceptions for communication utilities and accessory  
12 communication devices, see Section 23.57.013.

13     \* \* \*

14     Section 10. Subsection 23.49.046.E of the Seattle Municipal Code, which section was last  
15 amended by Ordinance 125558, is amended as follows:

16 **23.49.046 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**  
17 **Downtown Mixed Commercial (DMC) conditional uses and Council decisions**

18     \* \* \*

19     E. Rooftop features listed in subsection (~~(23.49.008.D.1.e)~~) 23.49.008.D.1.d more than 50  
20 feet above the roof of the structure on which they are located may be authorized by the Director  
21 as an administrative conditional use pursuant to Chapter 23.76(~~(, Procedures for Master Use~~  
22 ~~Permits and Council Land Use Decisions,)) according to the criteria of Section 23.49.008.~~

23     \* \* \*

1 Section 11. Subsection 23.49.096.F of the Seattle Municipal Code, which section was last  
2 amended by Ordinance 125558, is amended as follows:

3 **23.49.096 Downtown Retail Core, conditional uses and Council decisions**

4 \* \* \*

5 F. Rooftop features listed in subsection (~~(23.49.008.D.1.e)~~) 23.49.008.D.1.d more than 50  
6 feet above the roof of the structure on which they are located may be authorized by the Director  
7 as an administrative conditional use pursuant to Chapter 23.76(~~(, Procedures for Master Use~~  
8 ~~Permits and Council Land Use Decisions,)~~) according to the criteria of Section 23.49.008.

9 \* \* \*

10 Section 12. Subsection 23.49.148.E of the Seattle Municipal Code, which section was last  
11 amended by Ordinance 125558, is amended as follows:

12 **23.49.148 Downtown Mixed Residential, conditional uses and Council decisions**

13 \* \* \*

14 E. Rooftop features listed in subsection (~~(23.49.008.D.1.e)~~) 23.49.008.D.1.d more than 50  
15 feet above the roof of the structure on which they are located may be authorized by the Director  
16 as an administrative conditional use pursuant to Chapter 23.76(~~(, Procedures for Master Use~~  
17 ~~Permits and Council Land Use Decisions,)~~) according to the criteria of Section 23.49.008.

18 \* \* \*

19 Section 13. Subsection 23.49.324.E of the Seattle Municipal Code, which section was last  
20 amended by Ordinance 125558, is amended as follows:

21 **23.49.324 Downtown Harborfront 2, conditional uses**

22 \* \* \*

1 E. Rooftop features listed in subsection (~~(23.49.008.D.1.e)~~) 23.49.008.D.1.d more than 50  
2 feet above the roof of the structure on which they are located may be authorized by the Director  
3 as an administrative conditional use pursuant to Chapter 23.76(~~(Procedures for Master Use~~  
4 ~~Permits and Council Land Use Decisions,))~~) according to the criteria of Section 23.49.008.

5 \* \* \*

6 Section 14. Section 23.50.020 of the Seattle Municipal Code, last amended by Ordinance  
7 125791, is amended as follows:

8 **23.50.020 Structure height exceptions and additional restrictions**

9 A. Rooftop features. Where a height limit applies to a structure, except as provided in  
10 subsections 23.50.024.C.4, 23.50.024.D.4, 23.50.024.E.4, and 23.50.024.F.3, the provisions in  
11 this subsection 23.50.020.A apply to rooftop features:

12 1. In all industrial zones, smokestacks, chimneys and flagpoles, and religious  
13 symbols for religious institutions are exempt from height limits, except as regulated in Chapter  
14 23.64, (~~(Airport Height Overlay District,))~~) provided they are a minimum of 10 feet from any side  
15 or rear lot line.

16 2. In all industrial zones, open railings, planters, skylights, clerestories,  
17 greenhouses, solariums, parapets, and firewalls may extend 4 feet above the applicable height  
18 limit with unlimited rooftop coverage. Insulation material, rooftop decks and other similar  
19 features, or soil for landscaping located above the structural roof surface, may exceed the  
20 maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this  
21 subsection 23.50.020.A.2.

22 3. In all industrial zones, solar collectors may extend up to 7 feet above the  
23 applicable height limit, with unlimited rooftop coverage.

1                   4. Additional height is permitted for specified rooftop features according to this  
2 subsection 23.50.020.A.4.

3                   a. The following rooftop features may extend up to 15 feet above the  
4 applicable height limit in all industrial zones, subject to subsection 23.50.020.A.4.c:

5                                   1) Solar collectors that exceed heights indicated by subsection  
6 23.50.020.A.3;

7                                   2) Stair and elevator penthouses, except as provided in subsection  
8 23.50.020.A.4.b;

9                                   3) Greenhouses and solariums;

10                                  4) Mechanical equipment; and

11                                  ((4)) 5) Minor communication utilities and accessory  
12 communication devices, except that height is regulated according to Section 23.57.015.

13                   b. In an IC 85-175 zone, elevator penthouses may extend up to 25 feet  
14 above the applicable height limit, subject to subsection 23.50.020.A.4.c.

15                   c. The combined total coverage of all features listed in subsection((s))  
16 23.50.020.A.4((a and 23.50.020.A.4.b)) is limited to ((20)) 35 percent of the roof area, or ((25))  
17 60 percent of the roof area if the total includes ((screened mechanical equipment)) greenhouses.

18                   5. ((Greenhouses that are dedicated to food production are permitted to extend 15  
19 feet above the applicable height limit if the combined total coverage of all features gaining  
20 additional height does not exceed 50 percent of the roof area.)) Greenhouses ((allowed under this  
21 subsection 23.50.020.A.5)) shall be located at least 10 feet from the north lot line unless a  
22 shadow diagram is provided that demonstrates that locating such features within 10 feet of the

1 north lot line would not shade property to the north on January 21 at noon more than would a  
2 structure built to maximum permitted height and FAR.

3           6. Within an IC 85-175 zone, solar collectors and wind-driven power generators  
4 may extend up to 15 feet above the applicable height limit, with unlimited rooftop coverage, and  
5 are not subject to a coverage limit under subsection 23.50.020.A.4.c.

6           B. Structures existing prior to October 8, 1987((;)) that exceed the height limit of the zone  
7 may add the rooftop features listed as conditioned in subsection 23.50.020.A. The existing roof  
8 elevation of the structure is considered the applicable height limit for the purpose of adding  
9 rooftop features.

10           Section 15. Section 23.66.140 of the Seattle Municipal Code, last amended by Ordinance  
11 125272, is amended as follows:

12 **23.66.140 Height**

13           A. Maximum ((Height)) height. Maximum structure height is regulated by Section  
14 23.49.178 ((Pioneer Square Mixed, structure height)).

15           B. Minimum ((Height)) height. No structure shall be erected or permanent addition added  
16 to an existing structure that would result in the height of the new structure of less than 50 feet,  
17 except as allowed in the PSM 85-120 zone under the provisions of Section 23.49.180 for the area  
18 shown on Map A for 23.49.180. Height of the structure is to be measured from mean street level  
19 fronting on the property to the mean roofline of the structure.

20           C. Rooftop features and additions to structures

21           1. The height limits established for the rooftop features described in this Section  
22 23.66.140 may be increased by the average height of the existing street parapet or a historically  
23 substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

1                   2. For development in the PSM 85-120 zone in the area shown on Map A for  
2 23.49.180 and subject to the provisions of Section 23.49.180, the height limits for rooftop  
3 features are provided in subsection 23.49.008.D. The standards contained in subsections  
4 23.66.140.C.1 and 23.66.140.C.4 do not apply to rooftop features on development subject to the  
5 provisions of Section 23.49.180.

6                   3. The setbacks required for rooftop features may be modified by the Department  
7 of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the  
8 features are minimally visible from public streets and parks within 300 feet of the structure.

9                   4. Height limits for rooftop features

10                   a. Religious symbols for religious institutions, smokestacks, and flagpoles  
11 may extend up to 50 feet above the roof of the structure or the maximum height limit, whichever  
12 is less, except as regulated in Chapter 23.64, provided that they are a minimum of 10 feet from  
13 all lot lines.

14                   b. For existing structures, open railings, planters, clerestories, skylights,  
15 play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or  
16 the maximum height limit, whichever is less. For new structures, such features may extend up to  
17 4 feet above the maximum height limit. No rooftop coverage limits apply to such features  
18 regardless of whether the structure is existing or new.

19                   c. Solar collectors, excluding greenhouses, may extend up to 7 feet above  
20 the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop  
21 coverage, provided they are a minimum of 10 feet from all lot lines. For new structures, solar  
22 collectors may extend up to 7 feet above the maximum height limit, except as provided in  
23 subsection 23.66.140.C.4.j.1, and provided that they are a minimum of 10 feet from all lot lines.

1 d. The following rooftop features may extend up to 8 feet above the roof  
2 or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the  
3 street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a  
4 minimum of 30 feet from the street. A setback may not be required at common wall lines subject  
5 to review by the Preservation Board and approval by the Department of Neighborhoods Director.  
6 The combined coverage of the following listed rooftop features shall not exceed ~~((15))~~ 25  
7 percent of the roof area:

- 8 1) ~~((solar))~~ Solar collectors, excluding greenhouses;
- 9 2) ~~((stair))~~ Stair and elevator penthouses;
- 10 3) ~~((mechanical))~~ Mechanical equipment;
- 11 4) ~~((minor))~~ Minor communication utilities and accessory  
12 communication devices, except that height is regulated according to the provisions of Section  
13 23.57.014.

14 Additional combined coverage of ~~((these))~~ the rooftop features listed in  
15 subsection 23.66.140.C.4.d.1 through 23.66.140.C.4.d.4, not to exceed ~~((25))~~ 35 percent of the  
16 roof area, may be permitted subject to review by the Preservation Board and approval by the  
17 Department of Neighborhoods Director.

18 e. On structures existing prior to June 1, 1989, and on additions to such  
19 structures permitted according to subsection 23.66.140.C.4.i or otherwise, new or replacement  
20 mechanical equipment and stair and elevator penthouses may extend up to 8 feet above the  
21 elevation of the existing roof or addition, as applicable, when they are set back a minimum of 15  
22 feet from the street and 3 feet from an alley; or may extend up to 12 feet above the elevation of  
23 the existing roof or addition, as applicable, if they are set back a minimum of 30 feet from the

1 street, subject to review by the Preservation Board and approval by the Department of  
2 Neighborhoods Director. On structures where rooftop features are allowed under this subsection  
3 23.66.140.C.4.e, the combined coverage of these rooftop features and any other features listed in  
4 subsection 23.66.140.C.4.d shall not exceed the ~~((limit))~~ limits provided in subsection  
5 23.66.140.C.4.d, ~~((as it may be increased pursuant to subsection 23.66.140.C.4.d))~~ or the limits  
6 in subsection 23.66.140.C.4.k if they apply.

7 f. ~~((Residential and office penthouses))~~ Rooftop penthouses. The  
8 following types of occupied rooftop penthouse uses are permitted as a rooftop feature of a new  
9 building, or as a rooftop addition on an existing structure if it is at least 40 feet in height.  
10 Measurement of height for purposes of this subsection 23.66.140.C.4.f may include the height of  
11 already-permitted and already-built rooftop penthouses regulated by this subsection  
12 23.66.140.C.4.f.

13 1) Residential penthouses may cover a maximum of 50 percent of  
14 the total roof surface and may extend up to 8 feet above the roof if set back a minimum of 15 feet  
15 from the street property line, or 12 feet above the roof if set back a minimum of 30 feet from the  
16 street property line.

17 2) ~~((Office penthouses are permitted only if the footprint of the~~  
18 ~~existing structure is greater than 10,000 square feet and the structure is at least 60 feet in~~  
19 ~~height.))~~ When permitted, office penthouses ~~((shall be set back a minimum of 15 feet from all~~  
20 ~~property lines and))~~ may cover a maximum of 50 percent of the total roof surface, ~~((Office~~  
21 ~~penthouses))~~ may extend up to 12 feet above the roof of the structure, ~~((and))~~ shall be  
22 functionally integrated into the existing structure, and shall be set back a minimum of 15 feet  
23 from all property lines. Accessory mechanical equipment may be placed on roofs of these

1 penthouses if needed to support lodging uses. The height of this equipment is limited to the  
2 minimum needed to serve its function, and its coverage is subject to the coverage limits in  
3 subsection 23.66.140.C.4.d.

4 3) Penthouses for lodging uses. When permitted, penthouses for  
5 lodging uses may cover a maximum of 50 percent of the total roof surface, may extend up to 12  
6 feet above the roof of the structure, shall be functionally integrated into the existing structure,  
7 and shall be set back a minimum of 15 feet from all property lines. Accessory mechanical  
8 equipment may be placed on roofs of these penthouses if needed to support lodging uses. The  
9 height of this equipment is limited to the minimum needed to serve its function, and its coverage  
10 is subject to the coverage limits in subsection 23.66.140.C.4.d.

11 4) Penthouses for eating and drinking establishments. When  
12 permitted, penthouses for these uses may cover a maximum of 50 percent of the total roof  
13 surface, may extend up to 12 feet above the roof of the structure, shall be functionally integrated  
14 into the existing structure, and shall be set back a minimum of 15 feet from all property lines.  
15 Accessory mechanical equipment may be placed on roofs of these penthouses if needed to  
16 support these uses. The height of this equipment is limited to the minimum needed to serve its  
17 function, and its coverage is subject to the coverage limits in subsection 23.66.140.C.4.d.

18 ~~((3))~~ 5) The combined height of the structure and a ((residential  
19 penthouse or office)) penthouse, if permitted, shall not exceed the maximum height limit for that  
20 area of the District in which the structure is located.

21 6) View studies depicting views toward a proposed improvement,  
22 including from distances up to 300 feet, are required for all rooftop penthouses. Increasing

1 setbacks, lowering roof heights, or other design adjustments may be required to ensure the  
2 penthouse is minimally visible.

3 g. Screening of rooftop features. Measures may be taken to screen rooftop  
4 features from public view subject to review by the Preservation Board and approval by the  
5 Department of Neighborhoods Director. The amount of rooftop area enclosed by rooftop  
6 screening may exceed the maximum percentage of the combined coverage of rooftop features  
7 listed in subsection 23.66.140.C.4.d. In no circumstances shall the height of rooftop screening  
8 exceed 15 feet above the maximum height limit or height of an addition permitted according to  
9 subsection 23.66.140.C.4.i or otherwise, whichever is higher.

10 h. See Section 23.57.014 for regulation of communication utilities and  
11 accessory devices.

12 i. For a structure that has existed since before June 10, 1985, and is  
13 nonconforming as to structure height, an addition to the structure may extend to the height of the  
14 roof of the existing structure if:

15 1) ~~((the))~~ The use of the addition above the limit on structure  
16 height applicable under Section 23.49.178 is limited to residential use; and

17 2) ~~((the))~~ The addition occupies only all or a portion of the part of  
18 a lot that is bounded by an alley on one side and is bounded on at least two sides by walls of the  
19 existing structure that are not street-facing facades.

20 j. Enclosed rooftop recreational spaces for new structures

21 1) If included on new structures or structures built later than  
22 January 19, 2008, enclosed rooftop recreational spaces and solar collectors may exceed the  
23 maximum height limit by up to 15 feet. The applicant shall make a commitment that the

1 proposed development will meet the green building standard and shall demonstrate compliance  
2 with that commitment, all in accordance with Chapter 23.58D, and meet a Green Factor  
3 requirement of .30 or greater according to the provisions of Section 23.86.019. Each enclosed  
4 rooftop recreational space shall include interpretive signage explaining the sustainable features  
5 employed on or in the structure. Commercial, residential, or industrial uses shall not be  
6 established within enclosed rooftop recreational spaces that are allowed to exceed the maximum  
7 height limit under this subsection 23.66.140.C.4.j.

8                               2) Elevator penthouses serving an enclosed rooftop recreational  
9 space may exceed the maximum height limit by up to 20 feet.

10                              3) Enclosed rooftop recreational spaces, mechanical equipment,  
11 and elevator and stair penthouses shall not exceed (~~(35)~~) 45 percent coverage of the roof area.

12                              4) Enclosed rooftop recreational spaces, mechanical equipment,  
13 and elevator and stair penthouses on new structures shall be set back a minimum of 30 feet from  
14 all streets and 3 feet from all alleys. Solar collectors shall be set back as provided in subsections  
15 23.66.140.C.4.c and 23.66.140.C.4.d.

16                              5) Owners of structures with enclosed rooftop recreational spaces  
17 permitted pursuant to this subsection 23.66.140.C.4.j shall submit to the Director, the Pioneer  
18 Square Preservation Board, and the Director of Neighborhoods a report documenting compliance  
19 with the commitment and Green Factor requirements set forth in subsection 23.66.140.C.4.j.1.

20                              k. Greenhouses are permitted if they meet height and setback provisions in  
21 subsection 23.66.140.C.4.d and if the combined total coverage of greenhouses, solar collectors,  
22 stair and elevator penthouses, and mechanical equipment does not exceed 35 percent of the roof  
23 area. If the coverage includes greenhouses, a combined coverage of these rooftop features not to

1 exceed 45 percent of the roof area may be permitted subject to review by the Preservation Board  
2 and approval by the Department of Neighborhoods Director.

3 D. New ((~~Structures~~)) structures. When new structures are proposed in the District, the  
4 Preservation Board shall review the proposed height of the structure and make recommendations  
5 to the Department of Neighborhoods Director who may require design changes to assure  
6 reasonable protection of views from Kobe Terrace Park.

7 Section 16. Section 23.66.332 of the Seattle Municipal Code, last amended by Ordinance  
8 125603, is amended as follows:

9 **23.66.332 Height and rooftop features**

10 A. Maximum structure height is as designated on the Official Land Use Map, Chapter  
11 23.32, except as provided in this Section 23.66.332.

12 B. Rooftop features

13 1. The Special Review Board and the Director of Neighborhoods shall review  
14 rooftop features to preserve views from Kobe Terrace Park.

15 2. Religious symbols for religious institutions, as well as smokestacks and  
16 flagpoles, are exempt from height controls, except as regulated in Chapter 23.64, provided they  
17 are at least 10 feet from all lot lines.

18 3. Open railings, planters, clerestories, skylights, play equipment, parapets and  
19 firewalls may extend up to 4 feet above the maximum height limit and may have unlimited  
20 rooftop coverage.

21 4. Solar collectors excluding greenhouses may extend up to 7 feet above the  
22 maximum height limit and may have unlimited rooftop coverage.

1                   5. The following rooftop features may extend up to 15 feet above the maximum  
2 height limit provided that the combined coverage of all features listed below does not exceed  
3 ~~((15))~~ 25 percent of the roof area:

- 4                   a. Solar collectors, excluding greenhouses;
- 5                   b. Mechanical equipment that is set back at least 15 feet from the roof  
6 edge;
- 7                   c. Minor communication utilities and accessory communication devices,  
8 except that height is regulated according to Section 23.57.014.

9                   6. Stair and elevator penthouses and greenhouses may extend above the applicable  
10 height limit up to 15 feet provided that the combined rooftop coverage of ~~((stair and elevator  
11 penthouses))~~ these features and all features listed in subsection 23.66.332.B.5 does not exceed  
12 ~~((15))~~ 30 percent of the roof area. Greenhouses shall be set back at least 15 feet from a roof edge  
13 abutting a street.

14                   a. When additional height is needed to accommodate energy-efficient  
15 elevators in zones with height limits of 125 feet or greater, elevator penthouses may extend the  
16 minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above the  
17 applicable height limit. Energy-efficient elevators shall be defined by Director's Rule. When  
18 additional height is allowed for an energy-efficient elevator, stair penthouses may be granted the  
19 same additional height if they are co-located with the elevator penthouse.

20                   b. Additional combined coverage of ~~((these))~~ the rooftop features listed in  
21 subsections 23.66.332.B.5 and 23.66.332.B.6, not to exceed ((25)) 35 percent of the roof area,  
22 may be permitted subject to review by the Special Review Board and approval by the Director of  
23 Neighborhoods. If the rooftop coverage includes a greenhouse, additional combined coverage of

1 the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, not to exceed 45  
2 percent of the roof area, may be permitted subject to review by the Special Review Board and  
3 approval by the Director of Neighborhoods.

4           7. Structures existing prior to June 1, 1989 may add new or replace existing  
5 mechanical equipment up to 15 feet above the existing roof elevation of the structure as long as it  
6 is set back at least 15 feet from the roof edge subject to review by the Special Review Board and  
7 approval by the Director of Neighborhoods.

8           8. Screening of rooftop features. Measures may be taken to screen rooftop  
9 features from public view subject to review by the Special Review Board and approval by the  
10 Director of Neighborhoods. The amount of roof area enclosed by rooftop screening may exceed  
11 the maximum percentage of the combined coverage of rooftop features listed in subsection  
12 23.66.332.B.5. In no circumstances shall the height of rooftop screening exceed 15 feet above  
13 the maximum height limit.

14           9. For height exceptions for communication utilities and devices, see Section  
15 23.57.014.

16           Section 17. Section 23.75.110 of the Seattle Municipal Code, enacted by Ordinance  
17 123963, is amended as follows:

18 **23.75.110 Rooftop features**

19           A. Flagpoles and religious symbols for religious institutions are exempt from height  
20 controls, except as regulated in Chapter 23.64(~~(, Airport Height Overlay District)~~), provided they  
21 are no closer to any lot line than 50 percent of their height above the roof portion where attached.

22           B. Open railings, planters, skylights, clerestories, parapets, and firewalls may extend 4  
23 feet above the applicable height limit set in Section 23.75.100.

1 C. Rooftop solar collectors may extend up to 10 feet above the applicable height limit set  
2 in Section 23.75.100.

3 D. The following rooftop features may extend above the applicable height limit set in  
4 Section 23.75.100 if none of those features extends more than 15 feet above the applicable height  
5 limit set in Section 23.75.100 and the combined total coverage of all those features that extend  
6 above the applicable height limit and any elevator penthouse does not exceed ~~((20))~~ 30 percent  
7 of the roof area, or ~~((25))~~ 35 percent of the roof area if the total includes screened or enclosed  
8 mechanical equipment:

- 9 1. Stair penthouses that are not also elevator penthouses;
- 10 2. Mechanical equipment;
- 11 3. Play equipment and open-mesh fencing that encloses it, if the fencing is at least  
12 5 feet from the roof edge;
- 13 4. Chimneys;
- 14 5. Sun and wind screens, and similar weather protection features such as eaves or  
15 canopies extending from rooftop features;
- 16 6. Penthouse pavilions for the common use of residents;
- 17 7. Greenhouses and solariums;
- 18 8. Wind-driven power generators;
- 19 ~~((7-))~~ 9. Covered or enclosed common amenity areas; ~~((and))~~ or
- 20 ~~((8-))~~ 10. Minor communication utilities and accessory communication devices,  
21 except that height is regulated according to the provisions of Section 23.57.011.

22 E. Subject to the roof coverage limits in subsection 23.75.110.D, height exceptions for  
23 elevator penthouses are as follows:

1                   1. Within the view corridor height restriction area depicted in Exhibit A for  
2 23.75.100, an elevator penthouse may extend above the applicable height limit by up to 15 feet.

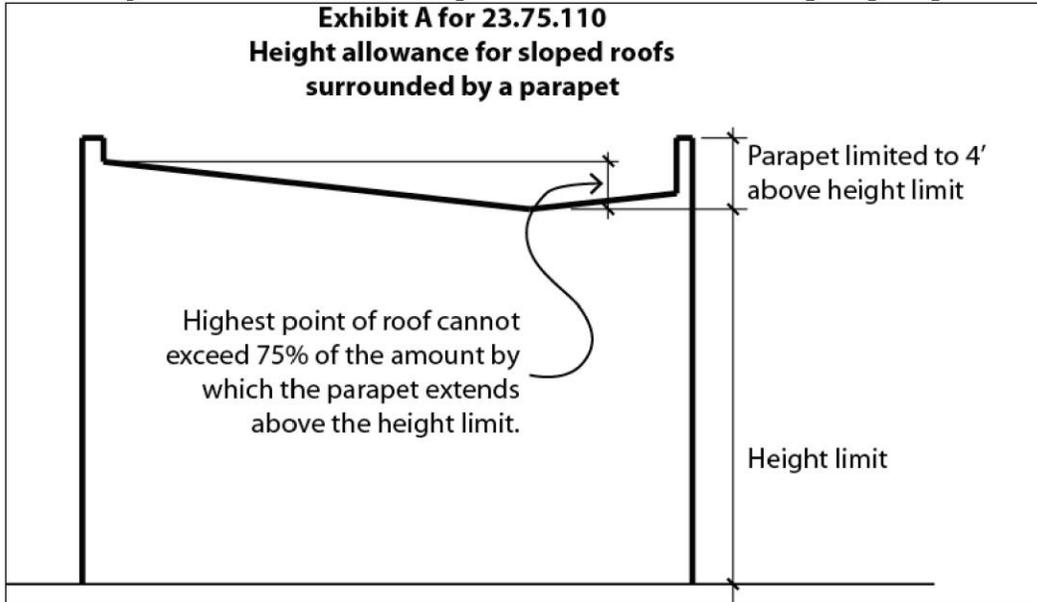
3                   2. Outside the view corridor height restriction area depicted in Exhibit A for  
4 23.75.100, an elevator penthouse may extend above the applicable height limit by up to 25 feet.  
5 If the elevator provides access to a highrise rooftop that includes residential amenity area or a  
6 green roof, the penthouse may extend above the applicable height limit by up to 35 feet.

7                   3. A stair penthouse may be the same height as an elevator penthouse if the  
8 elevator and the stairs are located within a common penthouse.

9                   F. Greenhouses and solariums are permitted to extend 15 feet above the applicable height  
10 limit, if, together with all features gaining additional height through subsections 23.75.110.D and  
11 23.75.110.E, they do not exceed ~~((50))~~ 60 percent of the roof area.

12                   G. To protect solar access for property to the north, the applicant shall locate the rooftop  
13 features listed in this Section 23.75.110 that extend above the applicable height limit at least 10  
14 feet from the northerly edge of the roof, except that stair and elevator penthouses may extend to  
15 the edge of the roof for a total length along the edge of not more than 30 feet.

16                   H. Portions of a sloped roof that are completely surrounded by a parapet may exceed the  
17 applicable height limit to allow drainage, provided that the highest point of the roof does not  
18 exceed the applicable height limit in Section 23.75.100 by more than 75 percent of the amount  
19 by which the parapet extends above the height limit. See Exhibit A for 23.75.110.



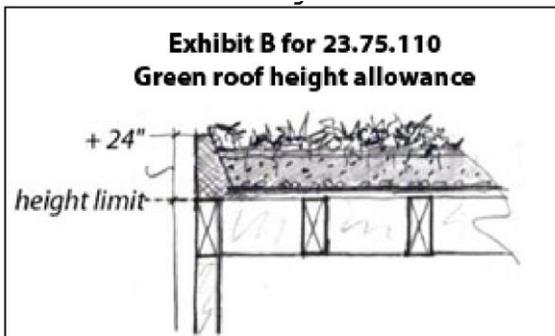
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I. For any structure with a green roof, up to 24 inches of additional height above the applicable height limit in Section 23.75.100 is allowed to accommodate the structural requirements, roofing membranes, and soil for that green roof. See Exhibit B for 23.75.110.



5

6

1 Section 18. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
5 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
6 \_\_\_\_\_, 2022.

7 \_\_\_\_\_  
8 President \_\_\_\_\_ of the City Council

9 Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

10 \_\_\_\_\_  
11 Bruce A. Harrell, Mayor

12 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

13 \_\_\_\_\_  
14 Monica Martinez Simmons, City Clerk

15 (Seal)

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
SDCI	Gordon Clowers/206-679-8030	Christie Parker/206-684-5211

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

**1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to land use and zoning; updating regulations for rooftop features; amending Sections 23.44.012, 23.44.046, 23.45.514, 23.45.545, 23.47A.012, 23.47A.013, 23.48.025, 23.48.231, 23.49.008, 23.49.046, 23.49.096, 23.49.148, 23.49.324, 23.50.020, 23.66.140, 23.66.332, and 23.75.110 of the Seattle Municipal Code.

**Summary and Background of the Legislation:** The legislation updates standards for rooftop features to better accommodate mechanical equipment (like heat pumps) needed in new buildings to meet new Energy Code requirements. This will aid in the design and permitting of new buildings in ways that will support the City’s carbon neutrality goals.

The legislation will increase rooftop percent coverage allowances for new buildings in most of the City’s zones, for rooftop equipment and enclosed areas between 4 and 15 feet above the roof. These kinds of features can legally extend above the height limit that is measured at the roof’s surface elevation.

The legislation updates the Land Use Code to accommodate the amount of needed rooftop equipment to rely more on cleaner technologies and less on gas as an energy source. This means that greater quantities of features such as heat pumps may need to be placed on building rooftops than in past development. The legislation also helps accommodate options for other beneficial rooftop uses to be present, such as rooftop recreational amenities for building residents.

The legislation updates rooftop coverage and use allowances in the Pioneer Square and Chinatown/International District (CID) zones to give more flexibility and opportunity for greenhouse additions in both neighborhoods and defines new options for penthouse uses and recreational spaces on rooftops in Pioneer Square.

The legislation includes the following:

An increase in rooftop coverage limits for rooftop features ranging from 4 to 15 feet above rooftops. The allowed increase would be +10% of roof area above existing limits in most zones. No changes in maximum height limits of roof features are proposed. The changes will (see summary table in attached Exhibit A):

- Increase the percent coverage limit by 10%, from 25% to 35%, for buildings in Midrise, Highrise, Commercial, Neighborhood Commercial, and Yesler Terrace zones (and to 30% in Lowrise zones).

- Increase the percent rooftop coverage limit by 15%, from 20% to 35%, for buildings in Industrial and Seattle Mixed zones.
- Increase the percent rooftop coverage limit by 20%, from 55% to 75%, for residential tower buildings in Downtown zones taller than 120 feet. For most other Downtown buildings, the coverage limit is increased by 15%, from 35% to 50% coverage.
- Increase the percent coverage limit option by 10%, from 15% to 25% in the Pioneer Square and Chinatown/International District (CID) zones. With approval of the special review district board, rooftop coverage up to 35% would be possible.
- Maintain three existing varieties of coverage limits that vary by zone:
  - 1) **Percent-coverage limit**, as summarized above;
  - 2) **Higher allowance when a greenhouse is present**, up to 60% in most zones, and up to 45% in Chinatown/ID (newly added by this legislation) and Pioneer Square;
  - 3) **“Screening and roof edge setback” limit** with screening of mechanical equipment and features near roof edges no taller than 5 feet. This allows up to 75% rooftop coverage for buildings greater than 120 feet in Midrise, Highrise, Seattle Mixed, Commercial, Neighborhood Commercial and Yesler Terrace zones.
- Add lodging and eating and drinking establishments as new kinds of penthouse uses on rooftops in Pioneer Square zones. This could occur on buildings 40 feet or taller. Currently, the code identifies only residential and office types of rooftop penthouse uses for historic-contributing buildings. The legislation also allows enclosed recreation spaces to be retrofitted on roofs of non-historic buildings built since 2008.
- Increase consistency in the use of terms and in the list of what is counted toward rooftop coverage limits for most zones. This should increase clarity and usability of the rules.
  - Update and add terms such as “covered or enclosed common recreation areas” and “eaves and canopies.”
  - Clarify references to wind power, solar power equipment, and greenhouses.
  - Consistently list the features counted toward the coverage limit.
  - Correct and simplify text organization.
- Remove a permitting barrier for solar collectors by discontinuing a Director’s Rule with outdated minimum efficiency requirements that add costs and discourage solar collector installation in Lowrise and Neighborhood Residential (formerly Single Family) zones.

## 2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project?      \_\_\_ Yes  X  No

## 3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget?      \_\_\_ Yes  X  No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?  
No.

Are there financial costs or other impacts of *not* implementing the legislation?  
No.

## 4. OTHER IMPLICATIONS

**a. Does this legislation affect any departments besides the originating department?**

No effects are identified. Rooftop features and the Energy Code are mostly of interest to SDCI in its reviews of new buildings.

**b. Is a public hearing required for this legislation?**

Yes. It would occur during the City Council’s deliberations on the proposal. The proposal was discussed at a meeting of the Construction Codes Advisory Board (CCAB) on August 5, 2021, which was a public meeting. The committee expressed support for the proposal.

**c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Yes. Notices will be published in the DJC and the City’s Land Use Information Bulletin.

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

The legislation affects numerous properties in many zones across the city, although most Neighborhood Residential zoned properties would not be affected. A portion of the legislation changes height and use allowances related to rooftops in the Pioneer Square Preservation District. This could positively affect properties in Pioneer Square, some of which are subject to pending permit reviews, by newly allowing uses such as eating and drinking establishments and lodging-related uses on rooftops in the Pioneer Square neighborhood. Other properties in this neighborhood could also benefit from these changes in the future, if future applicants seek to remodel, expand or change uses in existing buildings through renovations and rooftop additions.

**e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

No, this legislation would not adversely impact vulnerable or historically disadvantaged communities or perpetuate race and social justice inequities.

- The proposal would result in increases to rooftop coverage that are kept approximately the same or similar in terms of percentage increase in limits, and percent of rooftop coverage allowed, with a proportional but slightly lower amount of coverage in lower density zones such as Lowrise.
- Higher levels of rooftop coverages are allowed to continue and increase primarily in Downtown and the other densest zones that are mostly located in Urban Centers.
- No particular negative or disproportionate effects or inequities are identified for this proposal. The proposal affords similar positive adjustments in allowances across most zones in the city, which should not hinder any future development type such as affordable housing, for example.
- Similarly, the proposal is not likely to result in disproportionate effects like view blockage or increased density upon any given area that may have disadvantaged communities. The proposal does not increase the total height possible in future new buildings in any zone category.
- The proposal does not introduce new restrictive regulatory obligations. Rather it clarifies and tends to make the achievement of consistency with requirements easier and more flexible, and preserves building design options for rooftops. This would help avoid affecting new building outcomes in ways that could unfairly burden one type of building or potential user population of a new building.
- The code becomes more specific for the Chinatown/International District (and Pioneer Square) to indicate that greenhouses on rooftops are a possible use with a specific coverage limit that fits within the other code rules of these special review districts. This could positively influence future development by informing building designers and the community that such features are possible. Greenhouses on roofs could be an asset to individuals and communities living in these neighborhoods, for activities such as cultivating food crops and other plants as sustainable food sources, and recreational and community benefit. The current code has an allowance for greenhouses in a Downtown code section, but it is difficult for the code user to identify its relationship to these neighborhoods. Also, the proposal revises other language that is potentially restrictive of greenhouses (limiting them only for food production) for clarity and flexibility. The same benefits would accrue by related code changes in most other zones' regulations as well.

**f. Climate Change Implications**

**1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

The recently updated Seattle Energy Code, related to this proposal, would help reduce carbon emissions to the air by affecting fuel use and use of electricity in many future new buildings. For example, space heating and hot water heating for many residential uses would be less often achieved by natural gas use and more often by other methods, which

may include heat pump technologies. The legislation would help to ensure these technologies can be sufficiently designed and located in and on buildings within City code requirements. Other edits encourage more use of solar collectors in Neighborhood Residential and Multifamily zones by removing extra improvement requirements that are now outdated and can be deleted from the Land Use Code. Thus, it will help support actions and features in new buildings that will increase energy efficiency and decrease the amount of carbon emissions that would otherwise be released to the environment from future new development.

**2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

The factors discussed above in f.1 also support resiliency, due to the clarifications of rooftop greenhouse use possibilities in several zones, including most of the zones that allow commercial, industrial, and mixed-use development with moderate to high densities. Also, revisions to phrasing would improve code clarity and eliminate unintentional restrictiveness on building new greenhouses, which supports the original intent of past sustainability legislation about greenhouses. Recent planning trends have emphasized the role that greenhouses in urban areas can play in supporting food production and aiding air quality.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)?**

This proposal does not introduce a new program or initiative.

**Summary Attachments:**

Summary Exhibit A – Proposal Summary Table

**Summary Exhibit A**  
**Proposal Summary Table**

<b>Maximum rooftop coverage limit for features exceeding height limit more than 4 ft.</b>	<b>Proposed percent increase</b>
<b>Percent-rooftop-coverage limit option</b>	
Up to 30% in LR	+10%
Up to 35% in MR, HR, C, NC, Yesler Terrace	+10%
Up to 35% in SM and Industrial	+15%
Up to 75% for Downtown residential towers,* and 50% for other Downtown buildings	+15-20%
Up to 25% for buildings in Pioneer Square and Chinatown/I.D. zones	+10%
<b>Greenhouse limit option</b>	
<i>For any building height category</i>	
Up to 60% in most zones, for buildings with a rooftop greenhouse present	+10%
Up to 45% in Pioneer Square and Chinatown/I.D. zones	Newly allowed
<b>Screening and roof-edge setback limit option</b>	
<i>For buildings exceeding 120 feet in height</i>	
Up to 75% in buildings with screened/enclosed mech. equipment, and with limits on rooftop features near roof edge, in SM, HR, C, NC, Yesler Terrace zones	+10%
<i>For buildings less than 120 feet in height</i>	
Up to 75% in buildings with screened/enclosed mech. equipment, and with limits on rooftop features near roof edge, in SM zones	+10%

\* Downtown residential towers exceed 65-85 feet height, and usually approach the zoned maximum height limit.

## Director's Report and Recommendation Rooftop Features Code Amendments

### Summary of Proposal

The proposal would amend various provisions of the Land Use Code addressing rooftop features in most zones across the city. The proposal is intended to remove barriers to meeting new energy code requirements that will allow buildings to be more energy efficient and environmentally friendly. In addition, amendments are proposed to provisions in Pioneer Square and Chinatown/International District (CID) zones to give more flexibility and opportunity for: greenhouse additions in both neighborhoods; and new options for penthouse uses and recreational spaces on rooftops in Pioneer Square.

In most zones across the city, the proposal includes updates to three existing maximum rooftop coverage options from which an applicant may choose. They are expressed in terms of percent coverage of a rooftop's physical area. They address rooftop features typically within the range of greater than 4 feet and up to 15 feet in height, with certain features like mechanical penthouses above elevators allowed to reach higher heights.

- Option 1: The **percent-rooftop-coverage limit option** is the smallest area, baseline percent rooftop coverage limit that applies to nearly all locations, kinds, and sizes of buildings.
- Option 2: The **greenhouse limit option** is the percent rooftop coverage limit that applies to buildings in most zones (excluding Neighborhood Residential and Lowrise zones) if a greenhouse is present or proposed on a rooftop. This limit is set to cover all of the listed rooftop features that may be present, and is set higher than the percent-rooftop-coverage limit to ensure enough extra space within the limit for a greenhouse to be present.
- Option 3: The **screening and roof-edge setback limit option** allows an applicant the highest percent coverage of a rooftop as long as minimum design conditions are met. The approach consolidates tall rooftop features in places at least 10 feet away from roof edges, screening or enclosing mechanical equipment, and keeping rooftop features near roof edges at 5 feet in height or less.

The amendments include:

#### 1. Increase rooftop coverage limits for buildings Downtown:

- In most Downtown zones, increase the **percent-rooftop-coverage limit option** by 20%, from 55% to 75% for residential towers subject to floor size limits. "Towers" are the portions of a building higher than 65 or 85 feet in height depending on zone, up to maximum limits for residential uses: 440 feet in Downtown Mixed zones, 550 feet in Downtown Office Core 2 (DOC2) zones, and unlimited height in DOC1 zones.
- Increase the **percent-rooftop-coverage limit option** by 15%, from 35% to 50%

maximum coverage for buildings in the Downtown Urban Center that are not residential towers with floor area limits; but not in Chinatown/International District, Pioneer Square or Pike Place Market zones. These include commercial towers (generally over 85 feet to an unlimited height in the DOC1 zone, for example) as well as other sizes of residential and non-residential buildings that are not towers (generally 10 - 85 feet in height).

- Increase the percent coverage limit option by 10%, from 15% to 25% in Pioneer Square and Chinatown/International District (CID) zones, which have more specific rooftop development standards. With approval of the special review district board, rooftop coverage up to 35% would be possible.

**2. Increase rooftop coverage limits for buildings outside Downtown:**

- Increase the **percent coverage limit option** by 10%, from 25% to 35% for buildings in Midrise, Highrise, Commercial, Neighborhood Commercial, and Yesler Terrace zones (and to 30% in Lowrise zones).
- Increase the **percent coverage limit option** by 15%, from 20% to 35% coverage for buildings in Industrial and Seattle Mixed zones.
- Increase the **screening and roof-edge setback limit option** by 10%, from 65% to 75% for buildings if mechanical equipment is screened or enclosed, and rooftop features within 10 feet of roof edges do not exceed parapet heights or 5 feet, whichever is higher. This would newly apply in Highrise, Commercial, and Neighborhood Commercial zones, and would modify an existing option in Seattle Mixed zones. For Seattle Mixed zones only, this option could be used on buildings of any size, while in other zones it could only be used for buildings greater than 120 feet in height.

**3. For buildings with rooftop greenhouses, increase the rooftop coverage limit by 10%, from 50% to 60% in most zones except Lowrise, Pioneer Square and CID zones (proposed as 45% in the latter two zone types).**

- This **greenhouse limit option** applies if a rooftop greenhouse would be present. It is set at a higher limit than the percent-coverage-limit option to allow enough space for the greenhouse and all other rooftop features. This incentivizes greenhouses because they are features promoting environmental sustainability and resilience through plant cultivation and food production.

**4. Add the ability to have lodging uses and eating and drinking establishments as penthouse uses on rooftops in Pioneer Square zones, and revise a minimum building height requirement for all kinds of penthouses on existing buildings to 40 feet:**

- Add these uses to the current list of penthouse uses that currently includes office and residential uses.
- Allow all of these kinds of penthouse uses to be added to existing buildings 40 feet or greater in height. This revises an existing minimum 60-foot height and deletes a minimum 10,000 square foot building footprint requirement for office penthouses.

**5. Add the ability to put enclosed recreational facility spaces on certain newer buildings in Pioneer Square zones:**

- Extend a code allowance for these recreational spaces that are conditionally allowed on new structures to be added to existing structures built after January 19, 2008.
- Allow these rooftop spaces to extend up to 15 feet above the height limit (20 feet for elevator equipment).
- Eligible newer buildings would be required to meet standards for these spaces, including the green building standards, Green Factor vegetation standard, and 30-foot setbacks of these spaces from streets.

The proposal's percent increases in maximum rooftop coverage limits are summarized as:

<b>Maximum rooftop coverage limit for features exceeding height limit more than 4 ft.</b>	<b>Proposed percent increase</b>
<b>Percent-rooftop-coverage limit option</b>	
Up to 30% in LR	+10%
Up to 35% in MR, HR, C, NC, Yesler Terrace	+10%
Up to 35% in SM and Industrial	+15%
Up to 75% for Downtown residential towers,* and 50% for other Downtown buildings	+15-20%
Up to 25% for buildings in Pioneer Square and Chinatown/I.D. zones**	+10%
<b>Greenhouse limit option</b>	
<i>For any building height category</i>	
Up to 60% in most zones, for buildings with a rooftop greenhouse present	+10%
Up to 45% in Pioneer Square and Chinatown/I.D. zones	Newly allowed
<b>Screening and roof-edge setback limit option</b>	
<i>For buildings exceeding 120 feet in height</i>	
Up to 75% in buildings with screened/enclosed mech. equipment, and with limits on rooftop features near roof edge, in SM, HR, C, NC, Yesler Terrace zones	+10%
<i>For buildings less than 120 feet in height</i>	
Up to 75% in buildings with screened/enclosed mech. equipment, and with limits on rooftop features near roof edge, in SM zones	+10%

\* Downtown residential towers exceed 65-85 feet height, and usually approach the zoned maximum height limit.

\*\* An added +10%, up to 35% coverage, can be approved by the special review district boards.

**6. Increase consistency in the use of terms and in the list of what is counted toward rooftop coverage limits for most zones:**

- Update and add terms such as “covered or enclosed common recreation areas” and “eaves and canopies.”
- Make grammatical edits to consistently list what is counted toward rooftop coverage limits and simplify the text.
- Consolidate references to greenhouses and solariums.

- Correct typographical errors and outdated references.

## **7. Streamline Land Use Code to remove permitting barriers for solar collectors:**

- Simplify the code text addressing solar power features, which will reduce code barriers to installing solar collectors, thus aiding in reducing carbon emissions. For example, removing references to extra energy efficiency minimum requirements in an outdated Director's Rule will make installing solar collectors easier in the Lowrise and Neighborhood Residential (formerly Single Family) zones.

The Design Review process will continue to be required for all buildings that would make use of the proposal's rooftop coverage limits, except in the applicable Special Review Districts, where the proposals will go to the applicable Special Review Board. Design Review is a part of the permit-review process that uses volunteer review boards and design guidelines to help address the quality of varied design elements in a building development. This will continue to be used to help relate the design of tops of buildings to the overall building form, and will address how such buildings should be designed to fit within their immediate setting.

The proposal maintains the current provisions on telecommunications, elevator/stair penthouse height allowances, retaining solar access for adjacent buildings, and roof setback rules for Chinatown/International District, Pioneer Square, and Pike Place Market.

## **Background and Purpose**

### **Rooftop features codes primarily relate to height limits and taller features**

Seattle's Land Use Code measures height limits for the main physical bulk of a building from ground level to roof level. Because other rooftop features serving a building, like the penthouse above an elevator, skylights, and mechanical equipment must sit on top of a roof, the Land Use Code allows them to be located above the height limit. The code sets the terms for how high those rooftop features can be and what percentage of a rooftop they can cover. These terms have evolved over many years to recognize that certain features need to be taller, sometimes up to 15 feet above the height limit or more, to work properly. The intent is to allow those necessary rooftop features to be present but avoid having them appear to add significant bulk to a building.

The Land Use Code allows the presence of a diverse range of uses on rooftops. For residential uses, recreational amenity features like decks and entertainment rooms may be provided. It also allows features such as solar power systems, antennas, and greenhouses, to name a few.

### **The proposal's relationship to recent Energy Code adoption**

The proposed amendments to rooftop features regulations are prompted by the recent adoption of the 2018 Energy Code, which went into effect March 1, 2021, except provisions related to advanced water heating requirements that are in effect as of January 1, 2022. Going forward, the Energy Code will require the design of new buildings to meet minimum performance levels that better support City environmental sustainability policies. This includes encouraging or requiring the substitution of different technologies or equipment for heating, ventilation, and other purposes such as water heating.

This will affect what mechanical equipment is needed, how much equipment, and where equipment may be located. It will lead to a greater need for mechanical equipment on rooftops in future new buildings than would have occurred under prior codes. These implications are greater for tall buildings (typically those greater than 120 feet in height), which need more or larger equipment to serve the floor area, while also having limited roof dimensions due to typical building shapes allowed in zones with height limits greater than 120 feet. Unless updated, the limits on rooftop coverage in today's Land Use Code are likely too low to ensure that sufficient amounts of mechanical equipment can be placed on roofs to meet Energy Code requirements.

The proposal addresses these new needs by increasing the ability for rooftop features to be located on roofs while maintaining a reasonable balance in how they affect overall building height, appearance, and functionality. This would support achieving the City's goals for energy efficiency and sustainability in future growth, and continue to give flexibility to encourage high-quality architectural design. Other proposed edits would streamline and clarify the code to make it easier to use and remove impediments to more frequent use of features like solar collectors.

## **Analysis**

This section describes the rationale for the various rooftop code amendments and interprets their relevance to future outcomes and benefits.

### **Intent of the proposal**

The overall intent of the proposed amendments is to:

- Accommodate changes in future rooftop usage that could arise due to Energy Code changes and related mechanical equipment needs.
- Ensure enough space for all beneficial rooftop features to exist on buildings. This includes space to accommodate features such as wind power, solar collectors, and other equipment that would help us meet public goals for carbon emission reduction and environmental sustainability.
- Continue to support rooftop features with amenity value, or that serve a building function or accommodate flexibility and aesthetics in building design including screening of rooftop equipment.

The proposal makes several changes in rooftop coverage allowances that are proportionate (a 10 - 15% increase in most cases) and recognize the different scales of buildings allowed in a zone. The changes keep rooftop coverages relatively low at around 35% in most residential zones with low-to-moderate height and density, and maintain a low 30% rooftop coverage limit in Lowrise zones. But they provide higher-roof-coverage choices in zones where larger buildings with more floors and often slim tower forms could be built. In those places, the proposed option for a 75% coverage limit offers coverage levels that will give enough space flexibility on roofs to fit equipment and other features in the available area.

The table on the next page summarizes the coverage levels, their changes, and their relationship to the height and roof sizes that could occur in each zoning category.

### Summary of Proposed Roof Coverage Limits and Building Sizes, by Zone

	Rooftop Coverage, % Cover Limit, general features	Rooftop Coverage, % Cover Limit, if rooftop greenhouse is present	Rooftop Coverage, % Cover Limit, with screening, near-edge limits	Notes
	"Percent-rooftop-coverage limit option"	"Greenhouse limit option"	"Screening and roof-edge setback limit option"	
<b>Downtown zones – residential towers</b>	55 → 75%	50 → 60%*	NA	<b>Typical max height range:</b> 440-550' <b>Typical roof size range:</b> 9,500-15,000 sf
<b>Downtown zones – non-residential towers and other buildings</b>	35 → 50%	50 → 60%	NA	<b>Typical max. height range:</b> 240' up to unlimited <b>Typical roof size range:</b> 6,000-30,000 sf
<b>Seattle Mixed zones – towers and other buildings</b>	20 → 35%	50 → 60%	65% → 75%	<b>Typical max. height range:</b> 85-440' <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Residential: 9,500-13,500 sf</li> <li>Non-resid.: 6,000-30,000 sf</li> </ul>
<b>Commercial zones</b>	20, 25%** → 30, 35**%	50 → 60%	New: 75%	<b>Typical max. height range:</b> 40-200' <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Residential: 8,000-35,000 sf</li> <li>Non-resid.: 4,000-50,000 sf</li> </ul>
<b>Industrial zones</b>	20, 25%** → 35%	50 → 60%	NA	<b>Typical max. height range:</b> Unlimited for industrial use; 85' for non-industrial uses, 65'-175' in IC zones. No residential uses. <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Variable, due to no floor limits</li> </ul>
<b>Highrise (HR) zones</b>	20, 25%** → 30, 35**%	50 → 60%	New: 75%	<b>Typical max. height range:</b> 440' <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Residential: 9,000-10,500 sf</li> </ul>
<b>Midrise (MR) zones</b>	20, 25%** → 30, 35**%	50 → 60%	NA	<b>Typical max. height range:</b> 80' <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Residential: 6,000-14,000 sf</li> </ul>
<b>Lowrise (LR) zones</b>	15, 20% → 25, 30%	NA	NA	<b>Typical max height range:</b> 40'-50'*** <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Residential: 3,000-7,000 sf</li> </ul>
<b>Yesler Terrace zones</b>	20, 25%** → 30, 35**%	50 → 60%	NA	<b>Typical max. height range:</b> 300' <b>Typical roof size range:</b> <ul style="list-style-type: none"> <li>Residential: 11,000-15,000 sf</li> <li>Non-resid.: 24,000-30,000 sf</li> </ul>
<b>Neigh. Resid. zones – non-residential uses</b>	15, 20% (No change)	NA	NA	No change. Included for comparison purposes

\* For residential towers in Downtown zones that are subject to floor area limits, the permissible 75% limit would legally exceed the 60% "with-greenhouse" limit.

\*\* Existing: 5% more cover is allowed with mechanical equipment screening.

\*\*\* Lowrise zone: height limits for rowhouses, townhouses, and apartments in LR2 and LR3 zones shown here.

Sources: Land Use Code, MHA Final Environmental Impact Statement Appx. F, prototype project modeling, 2017

## **Increase rooftop coverage limits for Downtown Urban Center buildings**

### ***Residential Towers***

For the range of taller residential buildings that could occur in Downtown zones, the large total floor area that could be present means that more space will be needed for mechanical equipment to heat, cool, ventilate, or otherwise serve the building's needs. Yet, the City's land use code also means these taller residential buildings must be designed in relatively slim tower forms due to upper-floor size limits. For example, in Downtown zones such as the Downtown Mixed Commercial (DMC) zone that ranges up to 440 feet in height, the gross area of a residential tower's rooftop may be only 10,700 square feet in area or even smaller in special cases, in the 9,000-10,000 square foot size range.

The Land Use Code requirements accommodate a variety of uses on roofs in Downtown zones, and also intend to ensure sufficient availability of rooftop space for key features like mechanical equipment. Given this intent and the total size of the possible residential buildings in these zones (reaching up to 550 feet in the DOC2 zone), the proposal would raise the coverage limit by 20% to allow 75% rooftop coverage.

### ***Downtown Non-Residential Towers and Other Buildings***

In Downtown zones, the existing 35% coverage limit would be raised to 50% for buildings that are not residential towers. These include a range of building sizes and types, from commercial-use towers to lower-scaled large or smaller buildings that could be residential, commercial, or mixed-use buildings. For the non-residential buildings, the effects on mechanical equipment needs may be less intensive due to the Energy Code changes' emphasis on residential space heating and water heating. Still, the potential for commercial towers to have many more floors, compared to residential use, could increase total rooftop equipment needs. This supports raising the rooftop coverage limit to the 50% level that should be sufficient to accommodate the variety of possible rooftop features on such buildings. For other lower-scaled buildings of any use type, the potential space constraints and design imperatives of small-site buildings and residential uses also may create a need for more rooftop coverage, which also supports the proposed 50% level.

The code revisions described above would not affect Chinatown/I.D., Pioneer Square, or Pike Place zones, which have more specific standards regulating rooftop features. Instead, similar amendments are proposed to best fit within those neighborhoods' land use standards, as summarized below.

### ***Pioneer Square and Chinatown/I.D. zones***

- ***Increase percent-rooftop-coverage cover limits by 10% like most other zones***

The percent-rooftop-coverage limits would increase from 15% to 25% roof coverage, and a possibility of up to 35% coverage (an increase from 25%) if the Boards for these neighborhoods review and recommend approval. This will provide more flexibility in case increased rooftop mechanical equipment needs lead to higher coverage needs for a new or remodeled building.

- ***Set a 45% coverage limit where a greenhouse would be present, rather than 60% in other Downtown zones***

The proposal sets a rooftop greenhouse allowance that is lower than the 60% rooftop coverage for other Downtown zones, to better fit within the ranges established in these special review district zones. This would fill an existing gap in the code for greenhouses in these neighborhoods. It would give an extra 10% rooftop coverage opportunity as an incentive for greenhouses. Other code provisions such as setbacks from streets (to minimize changes in building appearances when viewed from street level) would continue to apply to rooftop features and be protective of these neighborhoods' visual character. The neighborhood Boards would maintain their review authority.

- ***Provide more flexibility for recreational, lodging, eating/drinking, and office rooftop penthouse uses in Pioneer Square***

***a) Ability to place recreational space on newer building rooftops***

The proposal gives flexibility to a wider range of buildings to have more rooftop coverage for enclosed recreational spaces, if they meet green building standards, the "green factor" landscaping requirement, and code-defined rooftop coverage limits. Because this opportunity could also be a viable option for the newest generation of existing buildings (which may be most feasible to retrofit and meet the green requirements), this capability should be provided not just for "new structures" but for buildings built approximately in the last fifteen years. The proposal includes a specific date for how old a building can be and still qualify (built no earlier than January 2008), which is the effective date of the ordinance that enacted the enclosed recreation space rules in Pioneer Square.

***b) Ability to place lodging-related spaces and eating and drinking establishments in rooftop penthouses.***

Until now, Land Use Code provisions for Pioneer Square have allowed penthouse spaces for residential or office uses with given height and coverage limits for these kinds of rooftop features. These were kinds of building spaces the City decades ago had deemed most likely to be viable and compatible as limited additions to existing buildings contributing to the Pioneer Square Preservation District.

This proposal now would add new prospective opportunities for viable rooftop building spaces that would complement lodging uses and/or allow for eating and drinking establishment uses. These possibilities could help aid the attractiveness and viability for lodging uses as renovation opportunities for existing contributing buildings. Eating and drinking establishment allowances would also provide for new investment and amenity potential in Pioneer Square, which would be a beneficial strategy to help revitalize the neighborhood's economic health and attractiveness as a destination for visitors.

***c) Change an existing minimum 60-foot building height to 40 feet to be eligible for all kinds of rooftop penthouses, and delete a 10,000 square-foot minimum building footprint size for an office penthouse addition.***

This proposal would increase the numbers of existing buildings eligible to pursue single-story rooftop additions occupied by office uses, which could help increase the financial

feasibility for building renovations. Designs consistent with penthouse requirements and other code provisions in Pioneer Square (including visual impact evaluation), subject to Board review, would be rooftop-addition outcomes consistent with the policies and objectives for the Pioneer Square Preservation District.

The City allows for many potential uses to be located on rooftops with limits already prescribed for heights and setbacks. Evaluation of future proposals of these enclosed spaces would continue to be the responsibility of the Pioneer Square Preservation Board, who would consider if a given proposal might create any concerns about localized impacts. The potential for noise could be one such impact. This might be a factor for any space of this nature (even enclosed spaces), but design details and other site characteristics would be relevant to a development proposal's review, which would be evaluated for their sufficiency by the Board, to minimize these potential impacts.

### **Increase rooftop coverage limits for buildings outside Downtown**

In zones outside Downtown that could host tall tower buildings, the proposal increases the baseline rooftop coverage limit to 35%, an increase of 10-15% from existing levels. This gives a measured, proportionate amount of extra rooftop coverage with the intent of maintaining flexibility for mechanical equipment and a variety of other rooftop features to be present. This would help avoid the limits from being set too tight, which might generate difficulties for building designers related to floor plan and mechanical system design.

With implementation of the proposal, approximately the same mix of building amenities, uses, and functions are likely to be provided in new buildings under the current code. The proposal would primarily accommodate more space for added mechanical equipment, which would aid a wide range of future uses including commercial, industrial, and residential.

In addition, in several zones the proposal offers an option allowing a higher rooftop coverage limit of up to 75%, meant to provide more flexibility in case more coverage is needed. This is oriented to the Seattle Mixed, Commercial, and Highrise zones where taller buildings could occur: those exceeding 120 feet in height. The conditions for this requirement are that mechanical equipment is screened or enclosed, and that no rooftop features taller than five feet are located closer than 10 feet to the roof edge.<sup>1</sup>

This would be a 10% increase in rooftop coverage for Seattle Mixed zones, which already has a comparable code option for rooftop coverage. The overall effects on future buildings would be for taller roof features to be grouped away from the edge and toward the central portion of the rooftop, which would help reduce perceived total building bulk and block fewer views if the building can be seen by others from more distant locations.

The combination of these higher rooftop coverage options outside of Downtown should provide sufficient flexibility to accommodate the potential increased needs due to rooftop mechanical

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<sup>1</sup> Existing flexible allowances for certain rooftop features would remain without change. These include existing regulations for telecommunications features, and the ability to get a departure from coverage limit amounts through Design Review. Also, the proposal would maintain an existing option in the Seattle Mixed zones for this coverage limit to be used for buildings less than 120 feet in height.

equipment. Potential effects of the increased coverages on solar access to adjacent buildings would continue to be avoided by other existing code provisions. These restrict the presence of tall rooftop features from being located generally near the northern edges of buildings. Due to sun orientation, these are the places most likely to create solar blockages that might otherwise negatively affect neighbors' use of solar energy systems, for example.

The proposal also clarifies what must be counted toward the coverage limit for rooftop features. In certain zones, the existing code requires that features like low-height skylights must also be counted toward the coverage limit. By focusing the coverage limit only on taller rooftop features, the code will become more accurate and also give designers a bit more flexibility by not forcing miscellaneous shorter features on roofs to be counted toward the coverage limit.

***A 10% increase in coverage limit, to 60% coverage, for buildings with rooftop greenhouses in most zones.***

This additional rooftop coverage accommodation is proposed for these zones to avoid the coverage limit being too tight, and to underscore an existing incentive to provide such greenhouses.

- For the Industrial zones, the proposal accommodates and incentivizes the ability for businesses to engage in food production as a primary or secondary purpose of the business.
- For other zones, the adjustment also incentivizes greenhouses as an amenity and helpful building feature that could support food production to support sustainability and resilience planning goals. These were part of the purpose for previously adopting these greenhouse coverage capabilities into the code, and they should continue to be incentivized even as rooftops may host more and more features in future developments.

***Increase the consistency of terms and the list of what is counted toward rooftop coverage limits for most zones.***

Because the standards for rooftop features have been updated several times over the years, the code's content organization and use of terms needs simplifying. Also, the code sometimes uses different terms for similar features. This has led to ambiguities and different implications about what is counted toward rooftop coverage limits, zone by zone.

The proposal makes several edits to better align the text organization, use of terms, and consistency in what is counted toward rooftop coverage. This will simplify the code to ensure easier understanding and greater consistency in its use by applicants, neighbors, and City staff.

The proposal consolidates the rules about greenhouses on rooftops in each zone, which streamlines the code. Greenhouses by definition are features with the primary purpose of cultivating or protecting plants, usually constructed of glass or translucent materials. The proposal continues the existing code's accommodation of higher rooftop coverage when greenhouses are present.

The proposal updates the provisions for wind and solar energy features in limited ways, to increase consistency in how they are accommodated and treated by the code. This includes

clarifying that taller wind power features should be counted toward rooftop coverage in Seattle Mixed and Yesler Terrace zones (like other zones), and on existing non-residential buildings in Neighborhood Residential zones. For solar energy features, simplified wording about solar collectors removes a regulatory barrier (a reference to an outdated Director's Rule) that creates higher costs and more pre-conditions for installing solar collectors on buildings in Lowrise and Neighborhood Residential (formerly Single Family) zones. This will allow solar collectors to be more easily permitted for installation on buildings in these zones.

## **Comprehensive Plan Policies**

### ***Utilities Element***

*Policy U-1.3: Strive to develop a resilient utility system where planning and investment decisions account for changing conditions, such as climate change, fluctuations in demand, technological changes, increased solar energy generation, and natural disasters.*

### ***Environment Element***

*Policy EN-3.4: Encourage energy efficiency and the use of low-carbon energy sources, such as waste heat and renewables, in both existing and new buildings.*

### ***Growth Strategy Element***

*Policy GS-3.17: Encourage the use of land, rooftops, and other spaces to contribute to urban food production.*

### ***Land Use Element***

*Policy LU-5.4: Use maximum height limits to maintain the desired scale relationship between new structures, existing development, and the street environment; address varied topographic conditions; and limit public view blockage. In certain Downtown zones and in Industrial zones, heights for certain types of development uniquely suited to those zones may be unlimited.*

*Policy LU-5.5: Provide for residents' recreational needs on development sites by establishing standards for private or shared amenity areas such as rooftop decks, balconies, ground-level open spaces, or enclosed spaces.*

*Policy LU-5.15: Address view protection through*

- *zoning that considers views, with special emphasis on shoreline views;*
- *development standards that help to reduce impacts on views, including height, bulk, scale, and view corridor provisions, as well as design review guidelines; and*
- *environmental policies that protect specified public views, including views of mountains, major bodies of water, designated landmarks, and the Downtown skyline.*

### ***Land Use Element – Commercial/Mixed-Use Areas***

*Policy LU-9.15: Allow limited exceptions to the height limit in order to accommodate ground-floor commercial uses or special rooftop features, encourage development of mixed-use structures, enable structures to function appropriately, accommodate special features consistent*

*with the special character or function of an area, or support innovative design that furthers the goals of this Plan.*

### **Public Outreach and Notice**

Opportunities for public input included three discussions at the Construction Codes Advisory Board (CCAB) in October 2020 meetings, and for this current legislation on August 5, 2021. In 2020, CCAB discussed many effects of the overall Energy Code adoption, and asked about how those changes might relate to rooftop coverage limits and building design. They believed existing rooftop coverage limits might be too restrictive if more rooftop mechanical equipment is needed. In 2021, members of CCAB expressed support for the proposed updates of the rooftop coverage limits. The SEPA environmental review for the Energy Code proposal, dated November 16, 2020, included analysis and disclosure of impacts. During that process, the public also had opportunities for comment. The current proposal was also discussed during the Pioneer Square Preservation Board meeting held on October 20, 2021.

A public hearing on the proposed legislation will be scheduled before the Council's Land Use and Neighborhoods Committee in the near future. SDCI posted the proposal on its website and invited people to sign up on a list-serve to receive notices about opportunities to participate in the City's process. Additional opportunities to provide input will occur as the City Council deliberates on the proposal.

### **Recommendation**

The SDCI Director recommends that the Mayor send the legislation to City Council for their approval, to update rooftop feature regulations in the Land Use Code. This would update provisions related to mechanical equipment on roofs and allow the Land Use Code to better accommodate the more energy efficient and environmentally friendly requirements of the recently adopted Energy Code. In addition, updates to Pioneer Square and the Chinatown/International District codes would give more flexibility and opportunity for: greenhouse additions in both neighborhoods; and new options for penthouse and recreational spaces on rooftops in Pioneer Square.

April 25, 2022

## MEMORANDUM

**To:** Land Use Committee  
**From:** Ketil Freeman, Analyst  
**Subject:** Council Bill 120287 – Modifications to Regulations for Rooftop Features

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On April 27, the Land Use Committee (Committee) will have an initial briefing and discussion and will hold a public hearing on [Council Bill \(CB\) 120287](#), which would modify regulations for rooftop features.

This memo: (1) briefly describes what CB 120287 would do; (2) identifies potential amendments for future discussion that have been identified by the Seattle Department of Construction and Inspections (SDCI) and stakeholders; and (3) sets out procedural next steps.

### What Would CB 120287 Do?

To mitigate the appearance of the height, bulk, and scale of structures, the Land Use Code (Code) regulates rooftop features. Rooftop features are defined by the Code as, “any part of or attachment to the structure that projects above a roof line,”<sup>1</sup> and include things like mechanical equipment, parapets and railings, penthouses for stair and elevator overruns, solar collectors, greenhouses, and amenity areas. Generally speaking, the lower a building, the more likely it is for a person to see rooftop features from the street and for the building to, consequently, appear taller and bulkier.

The Code regulates rooftop features through three primary means: (1) percentage limits on rooftop coverage, (2) limitations on the height of rooftop features, and (3) screening and roof-edge setback requirements.

Changes to construction codes, such as the Energy Code, to limit carbon emissions have increased space requirements for mechanical equipment to meet code requirements. Additionally, changes in market preference have increased demand for amenity areas for building tenants and eating and drinking establishments on rooftops.

CB 120287 would primarily:

- Increase rooftop coverage limits (the amount of the proposed increase varies by zone);
- Clarify the types of allowed rooftop features and make allowable features more consistent across zones;

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<sup>1</sup> [Seattle Municipal Code 23.84A.032](#).

- Allow penthouses for lodging uses and eating and drinking establishments to exceed the height limit, subject to coverage limits, in some Pioneer Square Mixed zones; and
- Make other clarifying edits to the text of the Code.

### **Potential Amendments for Future Discussion**

SDCI and other stakeholders have identified three potential amendments for Committee consideration:

1. SDCI has identified a clarifying amendment that would allow solar collectors in commercial zones with a 55-foot height limit to exceed that maximum height by up to seven feet. Otherwise, the Code would be silent on the extent to which solar collectors could exceed the height limit for those zones at that height limit.
2. Weber Thompson, an architecture firm, has identified an amendment to increase the elevator overrun height from 25 feet to 40 feet for buildings taller than 150 feet in the International Special Review District to accommodate higher speed elevators.
3. Weber Thompson has also identified an amendment to increase rooftop coverage from the current 15 percent to 75 percent (CB 120287 proposes an increase to 25 percent) in the International Special Review District for structures, like towers, that are subject to floor plate size limits.

These amendments are currently under review by staff.

### **Next Steps**

The Committee will hold a public hearing on CB 120287 on April 27. Committee discussion and a potential recommendation on the bill to the City Council could occur at the next regularly scheduled meeting on May 11.

cc: Aly Pennucci, Deputy Director  
Yolanda Ho, Lead Analyst

A photograph of the Seattle skyline, featuring the Space Needle prominently on the left. The city is densely packed with various high-rise buildings. In the foreground, there are green trees and a clear blue sky. A semi-transparent white banner is overlaid across the middle of the image, containing the title text.

# Rooftop Features Code Update Proposal

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

Presentation to Land Use Committee  
April 27, 2022

# SDCI PURPOSE AND VALUES

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

## Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

## WHAT DOES THIS RELATE TO?

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- Rooftops will need to host more equipment (like heat pumps) per Energy Code – supports carbon neutrality
- Coordinate Land Use Code limits with new Energy Code requirements
- Simplify language, and what is counted
- Allow new rooftop spaces for Pioneer Square rooftop lodging, dining
- Chinatown/I.D.: Increasing the roof coverage limit, including for greenhouses

# EXISTING CODE APPROACH – HEIGHT

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- Height limit is measured at the roof's surface.
- Features up to 4 feet over roof easily allowed
- Taller features: many can reach up to 15 feet over roof
- Elevators: up to 16-35 feet (varies) over roof
- Taller features limited to a certain % limit of the roof

# ROOF PERCENT COVERAGE FOR TALLER ITEMS

- The code has limits on % coverage of taller features on roofs

PROPOSAL: Adjust maximums up to account for more mech. equipment

Max. rooftop coverage limit for features more than 4 ft. over roof	Proposed % increase
Percent-rooftop-coverage limit option	
Up to 30% in LR	+10%
Up to 35% in MR, HR, C, NC, Yesler Terrace	+10%
Up to 35% in SM and Industrial	+15%
Up to 75% for Downtown residential towers, and 50% for other Downtown buildings	+15-20%
Up to 25% for buildings in Pioneer Square and Chinatown/I.D. zones (& up to 35% or 45% with Board, DON recommendation)	+10%

# IMPROVE CONSISTENCY IN ROOFTOP LIMITS

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- More % coverage is needed for residential towers with limited floor sizes, and greater than 120 feet tall:
  - Downtown zones: Denny Triangle, Belltown, others with residential towers
  - Seattle Mixed zones: New kinds of SM zones; better align their roof cover limit
  - Tall residential buildings in multifamily zones: MR, HR, NC, C, Yesler Terrace
- Update an existing roof % cover choice that allows 75% coverage:
  - Group taller features in middle of roof
  - Limit height of features near roof edges
  - Extend this option to HR, C, NC, SM zones

# PIONEER SQUARE

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- Add lodging and eating and drinking establishments as new kinds of “penthouse” uses on rooftops in Pioneer Square zones. And allow enclosed recreation spaces retrofits on roofs of non-historic buildings.
  - On buildings at least 40 feet tall
  - Coverage limit = 50%
  - Expands choice from long-time allowance for office or residential use on roof
  - Allow recreational spaces to be added to existing buildings built since 2008, up to 45% roof coverage (this space + other tall features).
- Pioneer Square has lower limits on roof coverage; this proposal fits with that more sensitive set of limits; subject to Board, DON recommendation.

# CHINATOWN/INTERNATIONAL DISTRICT

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- Increase allowable roof coverages by 10%; to 25%, or 35% with Board and DON recommendation
- Greenhouse allowance on rooftop is not clearly stated
  - Allow 10% more roof coverage for it; up to 45% total roof coverage with Board, DON recommendation

# QUESTIONS?

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## Amendment 1, Version 1 to Council Bill 120287 – Regulations for Rooftop Features

**Sponsor:** Councilmember Strauss

*Clarification for rooftop projections for solar collectors in zones with heights greater than 40 feet and correction to drafting error.*

**Effect:** This amendment would clarify that solar collectors above a height of 40 feet can extend up to seven feet above an otherwise applicable height limit and correct a drafting error.

In 2019, the City added a 55 foot height limit for some zones. Previously, there were no intervening zones with heights limits between a 40 feet and a 65 feet. This amendment clarifies that structures in that zone, or any future zone height limit exceeding 40 feet, can have solar collectors that extend up to 7 feet above the roofline.

The amendment also corrects an error in the transmitted legislation that includes a reference to *lodging uses* in a section that would govern rooftop features on penthouses for *office uses*.

Amend Section 5 to Council Bill (CB) 120287 as follows:

\* \* \*

### C. Rooftop features

1. Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, provided they are a minimum of 10 feet from any side or rear lot line.

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2. Rooftop decks and other similar features may exceed the maximum height limit by up to two feet, and open railings or parapets required by the

Building Code around the perimeter of rooftop decks or other similar features may exceed the maximum height limit by the minimum necessary to meet Building Code requirements.

3. Solar collectors

a. In zones with mapped height limits of 30 or 40 feet, solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

b. In zones with height limits of ~~((65 feet or more))~~ greater than 40 feet, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

\* \* \*

Amend Section 15 as follows:

C. Rooftop features and additions to structures

f. ~~((Residential and office penthouses))~~ Rooftop penthouses. The following types of occupied rooftop penthouse uses are permitted as a rooftop feature of a new building, or as a rooftop addition on an existing structure if it is at least 40 feet in height. Measurement of height for purposes of this subsection 23.66.140.C.4.f may include the height of already-permitted and already-built rooftop penthouses regulated by this subsection 23.66.140.C.4.f.

2) ~~((Office penthouses are permitted only if the footprint of the existing structure is greater than 10,000 square feet and the structure is at least 60 feet in height.))~~ When permitted, office penthouses ~~((shall be set back a minimum of 15 feet from all property lines and))~~ may cover a maximum of 50 percent of the total roof surface, ~~((Office penthouses))~~ may extend up to 12 feet above the roof of the structure, ~~((and))~~ shall be functionally integrated into the existing structure, and shall be set back a minimum of 15 feet

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from all property lines. Accessory mechanical equipment may be placed on roofs of these penthouses if needed to support ~~lodging~~ these uses. The height of this equipment is limited to the minimum needed to serve its function, and its coverage is subject to the coverage limits in subsection 23.66.140.C.4.d.

**Amendment 2, Version 1 to Council Bill 120287 – Regulations for Rooftop Features**

**Sponsor:** Councilmember Strauss

*Height increase for elevator overruns and additional rooftop coverage in the International District.*

**Effect:** This amendment would allow additional height for elevator overruns and additional rooftop coverage for new buildings in the International District Residential (IDR) and International District Residential / Commercial (IDR/C) zones in the International Special Review District (ISRD), subject to approval by the ISRD Board and the Department of Neighborhoods Director.

Amend Section 16 of Council Bill (CB) 120287 as follows:

**23.66.332 Height and rooftop features**

A. Maximum structure height is as designated on the Official Land Use Map, Chapter 23.32, except as provided in this Section 23.66.332.

B. Rooftop features

1. The Special Review Board and the Director of Neighborhoods shall review rooftop features to preserve views from Kobe Terrace Park.

2. Religious symbols for religious institutions, as well as smokestacks and flagpoles, are exempt from height controls, except as regulated in Chapter 23.64, provided they are at least 10 feet from all lot lines.

3. Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage.

4. Solar collectors excluding greenhouses may extend up to 7 feet above the maximum height limit and may have unlimited rooftop coverage.

5. The following rooftop features may extend up to 15 feet above the maximum height limit provided that the combined coverage of all features listed below does not exceed ~~((15))~~ 25 percent of the roof area:

- a. Solar collectors, excluding greenhouses;
- b. Mechanical equipment that is set back at least 15 feet from the roof edge, except as may be permitted by subsection 23.66.332.B.6.c;
- c. Minor communication utilities and accessory communication devices, except that height is regulated according to Section 23.57.014.

6. Stair and elevator penthouses and greenhouses may extend above the applicable height limit up to 15 feet provided that the combined rooftop coverage of ~~((stair and elevator penthouses))~~ these features and all features listed in subsection 23.66.332.B.5 does not exceed ~~((15))~~ 30 percent of the roof area. Greenhouses shall be set back at least 15 feet from a roof edge abutting a street.

a. Notwithstanding height provisions in Section 23.49.008.D.2.b, ~~((When))~~ when additional height is needed to accommodate ~~((energy efficient))~~ elevators for a new structure in IDR or IDR/C zones with height limits of 125 feet or greater, elevator penthouses may extend above the height limit an amount needed to accommodate the elevator and its equipment penthouse ~~((the minimum amount necessary to accommodate energy efficient elevators))~~ if permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods. ~~((, up to 25 feet above the applicable height limit. Energy efficient elevators shall be defined by Director's Rule.))~~ When additional height is allowed for an

~~((energy-efficient))~~ elevator, stair penthouses may be granted the same additional height if they are co-located with the elevator penthouse.

b. Except as may be permitted by other provisions in subsections 23.66.332.B.5 and 23.66.332.B.6, ~~((Additional))~~ additional combined coverage of ~~((these))~~ the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, not to exceed ~~((25))~~ 35 percent of the roof area, may be permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods. If the rooftop coverage includes a greenhouse, additional combined coverage of the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, not to exceed 45 percent of the roof area, may be permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods.

c. For new structures that exceed 125 feet in IDR or IDR/C zones, exceedance of combined coverage limits for the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, and reduction in 15-foot setbacks of mechanical equipment from the roof edge, may be permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods.

7. Structures existing prior to June 1, 1989 may add new or replace existing mechanical equipment up to 15 feet above the existing roof elevation of the structure as long as it is set back at least 15 feet from the roof edge subject to review by the Special Review Board and approval by the Director of Neighborhoods.

8. Screening of rooftop features. Measures may be taken to screen rooftop features from public view subject to review by the Special Review Board and approval by the Director of Neighborhoods. The amount of roof area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection

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23.66.332.B.5. In no circumstances shall the height of rooftop screening exceed 15 feet above the maximum height limit.

9. For height exceptions for communication utilities and devices, see Section 23.57.014.