

Other Land Use Actions

PUBLIC HEARING ON PROPOSED CHANGES TO REGULATIONS FOR TRANSPORTATION IMPACT ANALYSES, TRANSPORTATION MANAGEMENT PROGRAMS AND CONSTRUCTION MANAGEMENT PLANS

The Seattle City Council's Land Use Committee will hold a public hearing on Friday, October 31, 2025, on legislation which would:

- Amend an existing requirement for a non-State Environmental Policy Act (SEPA)-based Transportation Impact Analysis (TIA) for development, including stand-alone, non-retail non-residential development larger than 40,000 square feet up to 65,000 square feet, in locations outside of regional growth centers and major transit service areas, and for mixed-use development where non-retail, non-residential uses greater than 40,000 square feet would be present. These categories of new development would not require SEPA review, but permit applicants would provide this TIA so that local transportation impacts can be evaluated and conditioned, if the impacts warrant mitigation.
- Consolidate requirements for Transportation Management Plans from several zones' standards into one set of standards located in Chapter 23.52 of the Land Use Code.
- Establish a code basis for requiring a Construction Management Plan (CMP) for new development that is 25 dwelling units or larger, or 25,000 square feet or larger, or requires a shoring permit. This would substitute for a typical SEPA-based condition included for development projects that have required SEPA review.

This is companion legislation to a bill that would increase review thresholds for project-level SEPA review.

PUBLIC HEARING

The City Council's Land Use Committee will hold a public hearing on the proposed legislation on Friday, October 31, 2025, at 10:00 am.

The hearing will be held in the:

City Council Chambers
2nd floor, Seattle City Hall
600 Fourth Avenue

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the City Council agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

WRITTEN COMMENTS

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

Councilmember Mark Solomon
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Thursday, October 30, 2025, at 5:00 PM.

INFORMATION AVAILABLE

Copies of the proposed bill may be obtained from:

<https://www.seattle.gov/sdci/codes/changes-to-code/sepa-review-threshold-update/project-documents>.

Questions regarding the legislation may be directed to Gordon Clowers at the Seattle Department of Construction and Land Use at (206) 684-8375 or via email at gordon.clowers@seattle.gov.