

Amendment B Version #2 to CB 120824 – Downtown Activation Plan: Design Review Exemption

Sponsor: Councilmember Rivera

Co-sponsor: Councilmember Morales

Intent of Exemption Reporting

Effect: On September 18, the Land Use Committee amended CB 120824 to require a report by SDCI and recommended passage of the bill as amended.

Among other things, the reporting requirement would allow the Council and the public to consider outcomes of the proposed Design Review exemption and interim land use entitlement process in light of (1) broader changes to the Design Review program required by [ESHB 1293](#), now codified in RCW 36.70A.630, which mandates changed to design review programs statewide, and (2) other required reporting on temporary Design Review provisions approved by [Ordinance 126854](#), which is intended to encourage development of units on-site under the Mandatory Housing Affordability program.

This amendment requests that reporting be incorporated into broader reporting that informs ESHB 1293 implementation. It also acknowledges that sufficient information for decision-making may not be developed in the short time between the effective date of CB 120824 and May 31, 2025, the required reporting date, and establishes the non-bonding intent that whatever information is provided would not be dispositive of the question of whether to continue the interim land use entitlement process authorized by the bill.

Amend section 8 to CB 120824 as follows:

Section 8. By May 31, 2025, the Council requests that SDCI provide to the Council, and publish on its website, a report on the Downtown Activation Plan design review exemption authorized by this ordinance. The report should include a map showing the location of projects that have utilized the exemption and identify for each project the waivers or modifications sought; the waivers or modifications granted; public comment provided to SDCI; and the amount of additional floor area in the project that resulted from the waivers or modifications. Council further requests that the report be incorporated into broader reporting on previously authorized

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Design Review exemptions, including those contemplated by Ordinances 126854 and 126855, and other analyses that accompany implementation of the requirements in RCW 36.70A.630. Given the short reporting timeframe, the Council does not intend that information, or lack thereof, in the report be dispositive of the policy question of whether to continue the exemption and interim land use entitlement process authorized by this ordinance until it expires or to make development eligible for the interim process subject to a new design review process required by RCW 36.70A.630.
