

The proposed amendment would establish that design review is required for at least one development proposal when two or more developments are proposed on abutting lots that individually would not exceed thresholds requiring design review but collectively do exceed design review thresholds. The amendment is intended to address the circumstance in which a developer seeks to avoid design review by piecemealing or sequencing project development to be below design review thresholds.

Section 9. Section 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 124608, is amended as follows:

23.41.004 Applicability

A. Design review required

8. ~~Design~~ Except for development within the boundaries of a Master Planned Community, design review pursuant to Section 23.41.014 is required for a development proposal if the proposal is (a) for three or more attached or detached dwelling units or 2,000 square feet or more of non-residential gross floor area; and (b) on a lot that is ~~contiguous with~~ abutting one or more qualifying lots and the combined size of development proposals on the subject lot and ~~contiguous~~ abutting qualifying lot or lots exceeds thresholds in Table A or Table B to Section 23.41.004. For purposes of the preceding sentence, a “qualifying lot” is a lot for which, ~~at~~ on the ~~time~~ day a complete application is submitted for a development proposal on the subject lot: (a) a complete Master Use Permit or building permit application for a development proposal ~~that does not exceed thresholds in Table A or B to Section 23.41.004 is or has been submitted~~ ~~but~~; and (b) a certificate of occupancy for the development has not been issued or, for a project where no certificate of occupancy is required, the final inspection pursuant to ~~that~~ any issued building permit has not ~~received a final certificate of occupancy~~ been completed. If complete

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applications for development proposals are submitted for the subject lot and qualifying lot on the same day, design review is required for both development proposals.

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