

Amendment A Version #1 to CB 120824 – Downtown Activation Plan: Design Review Exemption

Sponsor: Councilmember Kettle

Strike authority to waive loading and access requirements.

Effect: Council Bill (CB) 120824 would authorize the SDCI Director to waive or modify development standards identified in the bill. A decision to grant a waiver or modification to a development standard would be based solely on the criterion that “a waiver or modification of development standards would result in an increased number of dwelling units, lodging rooms, or increased floor area of a research and development laboratory use, being constructed.”

This amendment would strike the authority for the Director to waive or modify requirements for vehicle access to parking, loading, and utility spaces. The amendment is intended to ensure that new development contains minimum access requirements to parking, loading, and other service areas of a building developed under the proposed exemption.

Amend Sections 1 CB 120824 as follows:

Section 1. Section 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.41.004 Applicability

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E. Temporary provisions

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3. Downtown Activation Plan

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b. Waiver or modification of development standard. If a project is exempt from design review according to this subsection 23.41.004.E.3, the Director may consider requests for waivers or modifications of the following development standards in Title 23:

1) Upper-level setbacks, modulation, articulation, facade opening requirements, and structure width;

2) Street level setbacks and facade setbacks: dimensional and area limits;

3) Floor-to-floor height requirements at street level, except as otherwise limited in subsection 23.41.012.B;

4) Rooftop screening and coverage limits in relation to mechanical equipment, energy-related features, elevator equipment, and related enclosures;

5) Street-level use type, minimum depth, and percent presence on street-level street-facing facade requirements;

6) Facade transparency and blank facade requirements;

7) Overhead weather protection requirements;

8) Requirements for the size and design of common recreational areas, amenity areas, community rooms, and similar indoor amenities, but not including required outdoor open space requirements;

9) Open space and open areas: dimensional, area, distribution of types, and amount of overhead coverage requirements, except standards for open space amenities provided to meet requirements of Chapter 23.58A;

10) Landscaping: dimensional, area, and location requirements;

~~11) Vehicle access to parking, loading, and utility spaces;~~

~~11) 12)~~ Minimum dimensions and slope of vehicle access;

~~12) 13)~~ Parking space size requirements in subsections

23.54.030.A and 23.54.030.B;

~~13) 14)~~ Bicycle parking minimum quantity requirements in Table

D for 23.54.015; and

~~14) 15)~~ Provisions of the MPC-YT zone, except: affordable housing production requirements in Section 23.75.085; limits on floor area for uses in Sections 23.75.040, 23.75.085, or 23.75.090; and limits on the number of highrise structures, distribution of highrise structures, and gross floor area per story for highrise structures in Section 23.75.040 or Section 23.75.120.