

SEPA INFILL THRESHOLDS

Presentation to the Seattle City Council PLUZ Committee

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Housing Affordability and Livability Agenda (HALA)

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- HALA identified SEPA reform as one of the highest-impact recommendations: **RP.2 Reduce the number of housing projects subject to SEPA**
- Included as a priority in both the Mayor's HALA Action Plan and the City Council's HALA Workplan.



Seattle's SEPA Infill Thresholds Timeline

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- 2008: Set at 30 units in Urban Centers & station areas (80 in Downtown) and 12,000 sq. ft. commercial
- 2012: Raised to 200 units in same areas (250 in Downtown) and 30,000 sq. ft. commercial in mixed use
- 2015: Because we met growth targets → temporarily lower levels, until Comp. Plan Update
- Today: Propose to reinstate the 2012 levels

Set SEPA review levels to fit Seattle's needs

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- State encourages flexible levels and efficient reviews
- Aligns with our Comp. Plan objectives
 - Dense urban centers, transit-related
 - Fewer impacts to natural environment, in city and region
- No loss in environmental protection: other rules cover, and make SEPA redundant
- Other cities: Kent and Everett

Other City rules and protections

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- ❑ Critical areas and shorelines
- ❑ Grading, drainage, water quality
- ❑ Design review: visual quality, bulk/scale
- ❑ Historic preservation
- ❑ Noise
- ❑ Traffic studies and mitigation even without SEPA (23.52)