



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda - Revised

Wednesday, February 7, 2024

2:00 PM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

Tammy J. Morales, Chair

Dan Strauss, Vice-Chair

Cathy Moore, Member

Maritza Rivera, Member

Tanya Woo, Member

Chair Info: 206-684-8802; [Tammy.Morales@seattle.gov](mailto:Tammy.Morales@seattle.gov)

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# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda - Revised

February 7, 2024 - 2:00 PM

#### Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

#### Committee Website:

<https://www.seattle.gov/council/committees/land-use>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will broadcast via Seattle Channel.

Submit written comments to Councilmembers at [Council@seattle.gov](mailto:Council@seattle.gov).

*Please Note: Times listed are estimated*

**A. Call To Order****B. Approval of the Agenda****C. Public Comment****D. Items of Business****1. 2024 Office of Planning and Community Development (OPCD)  
Work Plan Presentation**

Supporting  
Documents: [Presentation](#)

**Briefing and Discussion** (30 minutes)

**Presenter:** Rico Quirindongo, Director, Office of Planning and  
Community Development

**2. Briefing on Equitable Development Zoning Phase II: Connected  
Communities Pilot Draft Legislation**

Supporting  
Documents: [Draft Legislation](#)  
[Central Staff Memo](#)  
[SEPA Checklist](#)  
[SEPA Determination of Non-Significance](#)  
[Presentation](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Ketil Freeman, Council Central Staff; Geoff Wentlandt, Nick  
Welch, Office of Planning and Community Development

**E. Adjournment**



## Legislation Text

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**File #:** Inf 2388, **Version:** 1

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2024 Office of Planning and Community Development (OPCD) Work Plan Presentation

# OPCD 2024 Work Program

## OPCD's Mission:

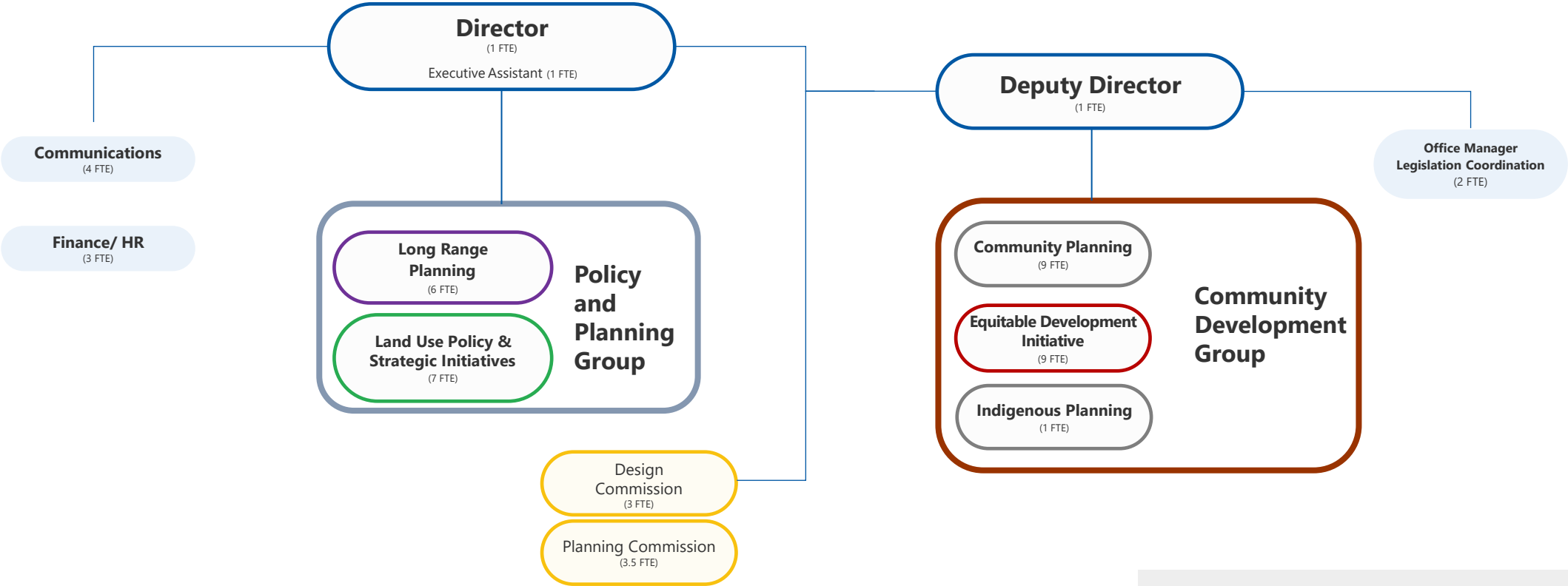
We lead collaborative planning, advance equitable development, and create great places.



**Seattle**  
Office of Planning &  
Community Development

# OPCD Organization Chart

(Snapshot as of 1/9/24)



OPCD 2024 Adopted Budget: \$35,891,222

OPCD 2024 Adopted Budget FTE: 51.5

OPCD positions on loan to other departments: 1 FTE

# 2024 OPCD Priorities

1. 'One Seattle' Comprehensive Plan Major Update
2. Equitable Development Initiative (EDI)
3. Subarea Planning
4. West Seattle & Ballard Link Extensions (WSLE & BLE)
5. Downtown Activation Plan (DAP)



# 'One Seattle Plan' Comprehensive Plan Update

## VISION:

To promote a more equitable Seattle as we grow, through expanded housing opportunities across the city; focused growth and investment in complete, walkable communities; and meeting the challenges of climate change for a resilient future.

## Background

- **Process:** OPCD is finalizing the Draft One Seattle Plan, our major update to the Comprehensive Plan. It establishes a roadmap for how Seattle will grow and invest in communities over the next 20 years and beyond.
- **Draft Environmental Impact Statement (EIS):** The Draft Plan will be accompanied by a Draft EIS, assessing five growth strategy alternatives.
- **Public Engagement:** The Draft Plan is informed by community engagement that began in spring 2022, including specific outreach to historically under-represented communities and those impacted by displacement.

## 2024 Priorities

- Early 2024: Draft Plan and Draft EIS release
- Winter/Spring 2024: Robust public engagement
  - Citywide Open Houses
  - Anti-Displacement Workshops
  - Outreach to stakeholders and community groups
  - Online Engagement Hub
  - DEIS public comment period
- Mid 2024: Public engagement on zoning changes (zoning legislation to be transmitted to Council in 2025)
- Late 2024: Target date for Final EIS and final draft of the Plan submitted to Council

# Equitable Development Initiative (EDI)

## VISION:

Seattle will be a city with people of diverse cultures, races, and incomes. All people will thrive and will be able to achieve their full potential regardless of race or means. Our city's neighborhoods will be diverse and will include the community anchors, supports, goods and service and amenities so that our residents can lead healthy lives and can flourish.

## Background

- **Purpose:** The EDI addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food, and other community needs and amenities.
- **EDI Annual RFP:** Since founding in 2018, the EDI and Strategic Investment Fund have awarded 72 organizations \$120m to fund acquisition, major capital projects, and capacity-building.
- **EDI Advisory Board:** Guides implementation of EDI and equity goals related to the Comprehensive Plan. Comprised of 13 members appointed by the Mayor, City Council, and board.

## 2024 Priorities

- EDI Advisory Board appointments and recruitments
- Managing active projects and providing technical assistance
- One EDI RFP cycle
- Equitable Development Zoning legislation
- Community visioning and strategic planning for EDI 2.0



# Subarea Planning

## OVERVIEW:

Puget Sound Regional Council (PSRC) mandates area plans for future growth for our designated Urban Centers, home to a significant share of residents and workers: Downtown, Uptown, South Lake Union, Capitol Hill/First Hill, University District, and Northgate.

## Background

- OPCD is in the process of planning for each of our centers to become more equitable, vibrant, and resilient places and will be completing six plans over the next three years.
- This work is currently funded through 2024 and is contingent on additional funding allocation in 2025 to complete all six plans.
- An [Indigenous Inclusivity Guide and Plan](#) will be deployed across all subareas.

## 2024 Priorities

### Key projects in progress, ongoing from 2023:

- Downtown Subarea Plan and Engagement Process
- Northgate Subarea Plan and Engagement Process
- Capitol Hill/ First Hill Subarea Plan and Engagement Process

### In 2025 and 2026, OPCD will complete three additional plans:

- South Lake Union Subarea Plan and Engagement Process
- Uptown Subarea Plan and Engagement Process
- University District Subarea Plan and Engagement Process

# West Seattle & Ballard Link Extensions

## OVERVIEW:

OPCD is working closely with SDOT, SDCI, and other departments to plan for ST3. OPCD staff are conducting station area planning around 13 Sound Transit stations currently in the planning phase. We are developing a citywide Transit Oriented Development (TOD) strategy in our work.

## Background

- **Equitable Transit Oriented Development (ETOD):** OPCD staff is advancing ETOD planning through an FTA grant received in 2020
- **Community Advisory Group:** Established CAG of 20 individuals to develop an ETOD Strategy and Implementation Plan to guide the City's approach to community-driven development.
- **Challenges:** Scheduling delays related to station locations and environmental review, landing on durable decisions for alternatives studied in Sound Transit's DEIS, alignment of ETOD practices, developing a project review process that integrates early planning work, coordinating the Industrial and Maritime zoning approaches, and producing outcomes from early station area planning work in Chinatown-International District, Delridge, Westlake, and Seattle Center.

## 2024 Priorities

- Coordinating with Sound Transit to ensure agency Transit-Oriented Development can maximize development potential
- Working with SDOT on station access to improve and design an equitable public realm with safe connections
- Sound Transit is scheduled to publish Final EIS for West Seattle in Q2. Reviewing West Seattle Link Extension FEIS
- Developing a framework for coordinating long-range planning process in station areas to grow walkable, family-friendly, equitable neighborhoods

# Downtown Activation Plan (DAP)

## VISION:

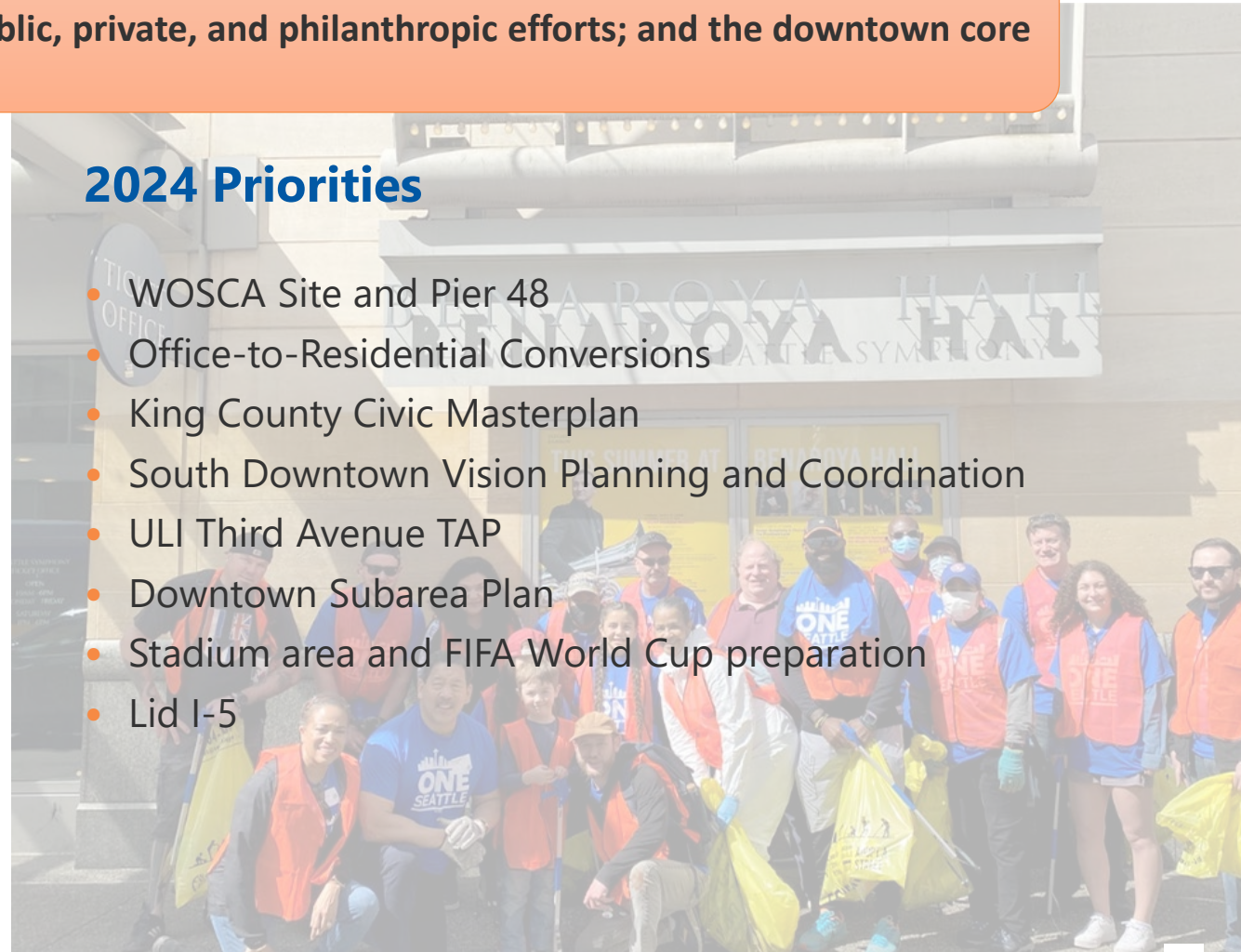
Revitalizing a new future for Downtown Seattle. Enhanced economic resiliency, cultural vitality, and safety in the downtown core; aligned public, private, and philanthropic efforts; and the downtown core is connected to the Central Waterfront.

## Key 2023 OPCD Actions

- **Downtown Retail Core:** Legislation allowing taller residential buildings along 3rd Ave from Union St. north to Stewart St.
- **Beltown Lodging:** Legislation to support hotel development in Beltown.
- **Office to Residential "Call for Ideas":** Design competition generating proposals to convert buildings to residential with suggestions for supportive City action.

## 2024 Priorities

- WOSCA Site and Pier 48
- Office-to-Residential Conversions
- King County Civic Masterplan
- South Downtown Vision Planning and Coordination
- ULI Third Avenue TAP
- Downtown Subarea Plan
- Stadium area and FIFA World Cup preparation
- Lid I-5



# Work Program by Division

- Policy and Planning Group
  - Citywide and Regional Planning
  - Strategic Initiatives
- Community Development Group
  - Area Planning
  - Community Investments

\*Planning Commission & Design Commission are housed within OPCD but determine their own work programs.



# Policy and Planning Group

## 2024 Work Program

### Citywide and Regional Planning

- Regional Planning Coordination
- Comprehensive Plan Major Update
- Comprehensive Plan Annual Amendments
- Climate Change & Resilience

### Strategic Initiatives

- Downtown Activation Plan
- Comprehensive Plan zoning implementation
- Equitable Development Zoning
- Strategic housing actions

# Community Development Group

## 2024 Work Program

### Area Planning

- Subarea Planning
- Station Area Planning
- Reconnect South Park
- Duwamish Valley Program – *Ongoing Collaboration with OSE*
- CID – *Ongoing Collaboration with DON*

### Community Investments

- Equitable Development Initiative (EDI)
- Equitable Transit Oriented Development (ETOD)
- Capital Sub Cabinet
- Indigenous Seattle
- Coordination with County and Philanthropy



## Legislation Text

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**File #:** Inf 2389, **Version:** 1

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Briefing on Equitable Development Zoning Phase II: Connected Communities Pilot Draft Legislation

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; establishing the Connected Community Development Partnership Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.

..body

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The City Council finds and declares:

A. In April 2021 the City published *Market Rate Housing Needs and Supply Analysis*, which identified that:

1. Approximately 46,000 Seattle households are cost burdened, meaning that those households spend more than half of their incomes on rent;

2. Housing supply is not keeping pace with demand;

3. Housing costs are increasing more quickly than income;

4. Seattle has insufficient zoned capacity for “missing middle” ownership housing;

5. The rental housing market has a shortage of housing affordable and available to lower income households;

6. Approximately 34,000 lower-wage workers commute more than 25 miles to Seattle demonstrating a latent demand for affordable workforce housing; and

7. As Seattle’s share of higher income households grows development of housing for those households increases economic and physical displacement of lower-income residents.

B. With the passage of Chapter 332, Laws of 2023, Seattle must modify current land use regulations to accommodate a range of middle housing types.

C. The City is currently in the process of environmental review for the next major update to the Comprehensive Plan, which must meet the requirements of Chapter 332.

D. To inform future implementation of the Comprehensive Plan update, the City has an interest in exploring development pilots to demonstrate development types and partnerships that leverage community assets to provide equitable development that will not contribute to economic and physical displacement of current residents.

Section 2. New Sections 23.40.090 through 23.40.094 are added to the Seattle Municipal Code as follows:

**23.40.090 Connected Community Development Partnership Bonus Pilot Program –**

**Purpose**

Sections 23.40.090 through 23.40.097 establish the requirements for the Connected Community Development Partnership Bonus Pilot Program. The purpose of the program is to demonstrate the social benefits of equitable development including community-serving uses and housing available to a spectrum of household incomes by setting onsite affordability standards and incentives for development of housing and equitable development uses through partnerships between public, private, and community-based organizations.

**23.40.091 Definitions for Sections 23.40.090 through 23.40.097**

For the purposes of Sections 23.40.090 through 23.40.097:

“Equitable development use” means activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions, that comprise a cultural population at risk of displacement. An equitable development use can include, but is not limited to, activities such as gathering space, arts and cultural space, educational programming or classes, direct services, job training, or

space for other social or civic purposes. Equitable development uses may include commercial uses including but not limited to commercial kitchens and food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces, and retail sales of food and goods.

“Owned or controlled” means that a qualifying community development organization has a legally established and ongoing property-related interest in a property as demonstrated by:

1. Ownership of at least 51 percent by an incorporated owner;
2. Ownership of at least ten percent by an incorporated owner when a partner in an entity provides site control for development;
3. A controlling and active management role in a corporation or partnership that owns a property, such as a sole managing member of a limited liability company or sole general partner of a limited partnership; or
4. Some other beneficial interest allowing the organization to act as applicant.

“Qualifying community development organization” means a non-profit organization registered with the Washington Secretary of State or a public development authority created pursuant to RCW 35.21.730, that has as its purpose the creation or preservation of affordable state or federally subsidized housing, social housing, or affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization can consist of a partnership among one or more qualifying community development organizations, or one or more qualifying community development organizations and a partnering development entity.

“Social housing” means housing in a residential or mixed-use structure with at least 30 percent of the dwelling units affordable to households with incomes no higher than 80 percent of

area median income that is developed, publicly owned, and maintained in perpetuity by a public development authority, the charter for which specifies that its purpose is development of social housing and at a range of affordability levels within the Seattle corporate limits. Social housing is intended to promote social cohesion, sustainability, and social equity through an intentional distribution of units to households with a broad mix of sizes and incomes ranging between zero percent and 120 percent of median income.

### **23.40.092 Enrollment period, requirements, owner unit incentive, and exemptions**

A. Enrollment period. The enrollment period for the Connected Community Development Partnership Bonus Pilot Program expires when applications meeting the requirements of Sections 23.40.090 through 23.40.092 have been submitted for 35 projects or 2029, whichever is earlier.

B. Site and use requirements. Eligible development must:

1. Be on property owned or controlled by a qualifying community development organization at the date of the permit application;
2. For development in commercial zones, have at least 75 percent of gross floor area in residential or equitable development use; and
3. Not be located in a designated historic district, except those established in areas with historical exclusionary racial covenants.

C. Affordable housing requirements. Eligible development shall fulfill one of the following criteria:

1. 30 percent of dwelling units and 33 percent of congregate residence sleeping rooms, as applicable, are moderate-income units, except that the duration of the recorded restrictive housing covenants shall be 75 years; or

2. All housing is social housing.

D. Owner unit incentive. Applicants seeking to utilize the owner unit incentive shall:

1. Provide an affidavit or other information in a form acceptable to the Director confirming that the site is owned by a person or persons who continually resided in a dwelling unit on the site for the past ten years with a current household income not exceeding 120 percent of area median income; and

2. Provide an executed partnership agreement or other binding contractual agreement affirming the applicant's obligation to provide a dwelling unit on-site for the current owner at no cost and prohibiting resale or sublet by the owner for at least ten years.

E. Exemptions. Eligible development is exempt from the requirements of Chapters 23.41, 23.54, 23.58A, 23.58B, and 23.58C.

#### **23.40.093 Alternative development standards**

In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development that meets the requirements of Section 23.40.090 through 23.40.092 may elect to meet the alternative development standards, as applicable, of Sections 23.40.094 through 23.40.097.

#### **23.40.094 Development otherwise subject to the requirements of Chapter 23.44**

A. Proposed development may meet the following development standards:

1. The minimum lot area per dwelling unit is 1,500 square feet in NR1, NR2, and NR3 zones and 1,200 square feet in RSL zones.

2. The maximum lot coverage is 50 percent of lot area in NR1, NR2, and NR3 zones and 65 percent in RSL zones.

3. The maximum FAR limit is 1.0 in NR1, NR2, and NR3 zones and 1.25 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

B. Owner unit incentive. Proposed development on lots providing an owner unit may meet the following development standards:

1. The maximum lot coverage is 60 percent of lot area in NR1, NR2, and NR3 zones and 75 percent in RSL zones.

2. The maximum FAR limit is 1.25 in NR1, NR2, and NR3 zones and 1.5 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

C. Permitted uses. In addition to the uses listed in Section 23.44.006, the following uses are permitted outright on lots meeting the requirements of Sections 23.40.090 through 23.40.092: apartments, cottage housing development, rowhouse development, townhouse development, and equitable development.

D. Setback requirements. No structure shall be closer than 5 feet from any lot line.

#### **23.40.095 Development otherwise subject to the requirements of Chapter 23.45**

A. Floor area

1. Development permitted pursuant to Sections 23.40.090 through 23.40.092 is subject to the FAR limits as shown in Table A for 23.40.095.

**Table A for 23.40.095**  
**FAR limits for development permitted pursuant to Sections 23.40.090 through 23.40.092**

	<b>FAR limit</b>	<b>FAR limit in areas with racially restrictive covenants or areas eligible for community preference policy</b>	<b>Maximum additional exempt FAR<sup>1</sup></b>	<b>Owner unit incentive</b>
LR1	1.6	1.7	0.5	0.3
LR2	1.8	1.9	1.0	0.5
LR3 outside urban centers and urban villages	2.5	2.7	1.0	0.5
LR3 inside urban centers and urban villages	3.0	3.3	1.0	0.5
MR	5.6	5.8	1.0	0.5
Footnote to Table A for 23.40.095 <sup>1</sup> Gross floor area for uses listed in subsection 23.40.095.A.2 are exempt from FAR calculations up to this amount.				

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.40.095 is allowed for any combination of the following floor area:

- a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area in equitable development use; and
- c. Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest FAR limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone; and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.095.A.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

B. Maximum height

1. Development permitted pursuant to Sections 23.40.090 through 23.40.092 is subject to the height limits as shown in Table B for 23.40.095.

<b>Table B for 23.40.095 Structure height for development permitted pursuant to Sections 23.40.090 through 23.40.092</b>	
<b>Zone</b>	<b>Height limit (in feet)</b>
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65
MR	95

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

- 1) At least 65 percent of the total lot area is in the zone with the highest height limit;
- 2) No portion of the lot is located in an NR1, NR2, or NR3; and
- 3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.095.B, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Maximum density. Development permitted pursuant to Sections 23.40.090 through 23.40.092 is not subject to the density limits and family-size unit requirements of Section 23.45.512.

**23.40.096 Development otherwise subject to the requirements of Chapter 23.47A**

**A. Maximum height**

1. The applicable height limit for development permitted pursuant to Sections 23.40.090 through 23.40.092 in NC zones and C zones as designated on the Official Land Use Map, Chapter 23.32 is increased as shown in Table A for 23.40.096.

<b>Table A for 23.40.096 Additional height for development permitted pursuant to Sections 23.40.090 through 23.40.092</b>	
<b>Mapped height limit (in feet)</b>	<b>Height limit (in feet)</b>
30	55
40	75
55	85
65	95

**Table A for 23.40.096**  
**Additional height for development permitted pursuant to Sections 23.40.090 through 23.40.092**

Mapped height limit (in feet)	Height limit (in feet)
75	95
85	145
95	145

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest height limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone;

and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.096.A.2, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

B. Floor area

1. Development permitted pursuant to Section 23.40.090 through 23.49.092 is subject to the FAR limits as shown in Table B for 23.40.096.

**Table B for 23.40.096**  
**FAR limits for development permitted pursuant to Sections 23.40.090 through 23.40.092**

<b>Mapped height limit (in feet)</b>	<b>FAR limit</b>	<b>FAR limit in Areas with Racially Restrictive Covenants or Areas Eligible for Community Preference Policy</b>	<b>Maximum additional exempt FAR<sup>1</sup></b>	<b>Owner unit incentive</b>
30	3.00	3.25	0.5	0.5
40	3.75	4.00	1.0	0.5
55	4.75	5.00	1.0	0.5
65	4.50	5.75	1.0	0.5
75	5.50	6.00	1.0	0.5
85	7.25	7.50	2.0	0.5
95	7.50	7.75	2.0	0.5

Footnote to Table B for 23.40.096

<sup>1</sup> Gross floor area for uses listed in subsection 23.40.096.B.2 are exempt from FAR calculations up to this amount.

2. In addition to the FAR exemptions in subsection 23.47A.013.B, an additional FAR exemption up to the total amount specified in Table B for 23.40.096 is allowed for any combination of the following floor area:

a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

b. Floor area in equitable development use; and

c. Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest FAR limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone; and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.096.B.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Upper-level setback. An upper-level setback of 8 feet from the lot line is required for any street-facing facade for portions of a structure exceeding the mapped height limit designated on the Official Land Use Map, Chapter 23.32.

### **23.40.097 Development otherwise subject to the requirements of Chapter 23.48**

A. Maximum height. The applicable maximum height limit for residential uses in development permitted pursuant to Section 23.40.090 through this Section 23.40.092 in Seattle Mixed zones is increased by the following amounts:

1. For zones with a mapped maximum height limit of 85 feet or less, 20 feet.
2. For zones with a mapped maximum height limit greater than 85 feet, 40 feet.
3. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest height limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone;  
and

3) A minimum setback of 10 feet applies for any lot line that abuts  
a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.097.A, the calculation of the  
percentage of a lot or lots located in two or more zones may include lots that abut and are in the  
same ownership at the time of the permit application.

B. Floor area. The applicable maximum FAR limit for residential uses in development  
permitted pursuant to Section 23.40.090 through this Section 23.40.092 in Seattle Mixed zones is  
increased by the following amounts:

1. For zones with a mapped maximum residential height limit of 85 feet or less,  
1.0 FAR.

2. For zones with a mapped maximum residential height limit greater than 85 feet,  
2.0 FAR.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot  
shall be the highest FAR limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the  
highest FAR limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone;  
and

3) A minimum setback of 10 feet applies for any lot line that abuts  
a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.097.B.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

Section 3. The Council requests that the Director of the Seattle Department of Construction and Inspections, in consultation with the Directors of the Office of Housing, Office of Economic Development, the Department of Neighborhoods, the Office of Planning and Community Development, and the Equitable Development Initiative Advisory Board, promulgate a list of qualifying community development organizations, meeting the definition in Seattle Municipal Code Section 23.40.091, eligible for participation in the Connected Community Development Partnership Bonus Pilot Program by May 31, 2024. A qualifying community development organization can consist of a partnership between a qualifying community development organization and one or more community development organizations that do not have as their purpose the creation or preservation of affordable state or federally subsidized housing, social housing, or affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. Partnering community development organizations could include incorporated entities that advocate or provide services for refugees, immigrants, communities-of-color, members of the LGBTQIA communities, members of the community experiencing homelessness, and persons at risk of economic displacement. Partnering community development organizations could also include community-based organizations eligible for the new Jumpstart Acquisition and Preservation Program, which was added to the Housing Funding Policies through Ordinance 126611.

Section 4. By 2029, the Council will evaluate the pilot to assess its effectiveness in achieving the following objectives:

- 1           A. Providing affordable workforce housing for communities and households that are cost-
- 2 burdened;
- 3           B. Providing neighborhood-serving equitable development uses;
- 4           C. Forestalling or preventing economic and physical displacement of current residents;
- 5 and
- 6           D. Demonstrating a variety of missing middle housing types that are affordable to
- 7 households with a range of household incomes.

DRAFT

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code  
Sections 1.04.020 and 1.04.070.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2024,  
and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Bruce A. Harrell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scheereen Dedman, City Clerk

(Seal)

Attachments:

February 2, 2024

## MEMORANDUM

**To:** Land Use and Neighborhood Committee  
**From:** Ketil Freeman, Analyst  
**Subject:** Connected Communities Pilot

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On February 7, 2024, the Land Use Committee (Committee) will have a briefing on a draft proposal by Councilmember Morales for a pilot program (“Connected Communities”) that is intended to encourage partnerships between community-based organizations with limited development experience and more experienced non-profit and for-profit developers for development of low- and moderate-income housing with neighborhood serving equitable development uses. Participating development could take advantage of density bonuses and other regulatory incentives.

This memo describes the draft bill (Attachment A) and sets out the next steps.

### What the Proposal Would Do

The proposal would establish a term-limited, pilot program to encourage development with low to moderate income housing and neighborhood-serving equitable development uses. The pilot is intended to model equitable development and partnership types that mitigate current direct and indirect residential and non-residential displacement pressure and address land use patterns caused by redlining and the use of racially restrictive covenants. The pilot would end by 2029 or after 35 qualifying projects have applied, whichever is earlier.

Specific elements of the proposal include:

- Defining equitable development uses broadly as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions comprise a cultural population at risk of displacement.
- Identifying minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations.
- Establishing two options for the provision of affordable units
  - Social Housing – defined as “housing in a residential or mixed-use structure with at least 30 percent of the dwelling units affordable to households with incomes no higher than 80 percent of area median income that is developed, publicly owned, and maintained in perpetuity by a public development authority, the charter for which specifies that its purpose is development of social housing and at a range of affordability levels within the Seattle corporate limits;” or

- Thirty percent of units as moderate-income units. A moderate-income unit “means a dwelling unit that, for a minimum period of at least 50 years, is a restricted unit affordable to and reserved solely for families with annual incomes not to exceed 80 percent of median income for rental units or 100 percent of median income for ownership units.” SMC 23.84.A.040.
- Providing additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that, in addition to affordable housing, provide any of the following features:
  - Location in areas with historical racially restrictive covenants or areas identified by the Office of Housing as being eligible for the Community Preference Policy;
  - Provision of equitable development uses; and
  - Provision of a unit or units for partner property owners who might otherwise be at risk of displacement.
- Exempting eligible development from participation in the Design Review, Mandatory Housing Affordability program, and parking minimums.

Most bonuses and development standard modifications and incentives by zone are detailed in the two tables below:

*Table 1 – Neighborhood Residential Incentives*

NR and RSL Zones	Current Standards				Proposed Standards					
	FAR	Lot coverage	Yards and setbacks	Height (feet)	FAR	Density	Lot coverage	Yards and setbacks	Height (feet)	Incentive for Owner Unit
NR1, NR2, NR3	0.5	35%	20 feet front 25 feet rear 5 feet side	30	1.0	1 unit / 1,500 sq. ft. of lot area	50%	5 from any lot line	30	0.25 FAR 60% lot coverage
Residential Small Lot (RSL)	0.75	50%	10 feet front 10 feet rear 5 feet side	30	1.25	1 unit / 1,200 sq. ft. of lot area	65%	5 from any lot line	30	0.25 FAR 75% lot coverage

*Table 2 - Multifamily and Commercial Incentives*

Multifamily & Commercial Zones	Current standards		Proposed standards			FAR exemption and owner unit incentive	
	Height (feet)	FAR	Height (feet)	FAR	FAR in Racially Restrictive Covenant and Community Preference Areas	Maximum additional exempt FAR	FAR with owner unit incentive
<b>Multifamily Residential zones</b>							
LR1	30	1.3	40	1.6	1.7	0.5	0.3
LR2	40	1.4-1.6	50	1.8	1.9	1.0	0.5
LR3	40-50	1.8-2.3	65	3	3.3	1.0	0.5
<b>Commercial &amp; Neighborhood Commercial zones</b>							
NC-30 / C-30	30	2.50	55	3.00	3.25	1.0	0.5
NC-40 / C-40	40	3.00	75	3.75	4.00	1.0	0.5
NC-55 / C-55	55	3.75	85	4.75	5.00	1.0	0.5
NC-65 / C-65	65	4.50	95	5.50	5.75	1.0	0.5

## Next Steps

The proposed legislation will likely be introduced on February 13 or 20. A public hearing on the proposal has been scheduled for the February 21 Land Use Committee meeting. Central Staff will provide an issue identification memo in advance of February 21. A Committee recommendation on the bill could occur on March 6.

## Attachments:

- A. Draft Bill

cc: Ben Noble, Director  
Aly Pennucci, Deputy Director  
Lish Whiton, Supervising Analyst

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; establishing the Connected Community Development Partnership Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.

..body

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The City Council finds and declares:

A. In April 2021 the City published *Market Rate Housing Needs and Supply Analysis*, which identified that:

1. Approximately 46,000 Seattle households are cost burdened, meaning that those households spend more than half of their incomes on rent;

2. Housing supply is not keeping pace with demand;

3. Housing costs are increasing more quickly than income;

4. Seattle has insufficient zoned capacity for “missing middle” ownership housing;

5. The rental housing market has a shortage of housing affordable and available to lower income households;

6. Approximately 34,000 lower-wage workers commute more than 25 miles to Seattle demonstrating a latent demand for affordable workforce housing; and

7. As Seattle’s share of higher income households grows development of housing for those households increases economic and physical displacement of lower-income residents.

B. With the passage of Chapter 332, Laws of 2023, Seattle must modify current land use regulations to accommodate a range of middle housing types.

C. The City is currently in the process of environmental review for the next major update to the Comprehensive Plan, which must meet the requirements of Chapter 332.

D. To inform future implementation of the Comprehensive Plan update, the City has an interest in exploring development pilots to demonstrate development types and partnerships that leverage community assets to provide equitable development that will not contribute to economic and physical displacement of current residents.

Section 2. New Sections 23.40.090 through 23.40.094 are added to the Seattle Municipal Code as follows:

**23.40.090 Connected Community Development Partnership Bonus Pilot Program –**

**Purpose**

Sections 23.40.090 through 23.40.097 establish the requirements for the Connected Community Development Partnership Bonus Pilot Program. The purpose of the program is to demonstrate the social benefits of equitable development including community-serving uses and housing available to a spectrum of household incomes by setting onsite affordability standards and incentives for development of housing and equitable development uses through partnerships between public, private, and community-based organizations.

**23.40.091 Definitions for Sections 23.40.090 through 23.40.097**

For the purposes of Sections 23.40.090 through 23.40.097:

“Equitable development use” means activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions, that comprise a cultural population at risk of displacement. An equitable development use can include, but is not limited to, activities such as gathering space, arts and cultural space, educational programming or classes, direct services, job training, or

space for other social or civic purposes. Equitable development uses may include commercial uses including but not limited to commercial kitchens and food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces, and retail sales of food and goods.

“Owned or controlled” means that a qualifying community development organization has a legally established and ongoing property-related interest in a property as demonstrated by:

1. Ownership of at least 51 percent by an incorporated owner;
2. Ownership of at least ten percent by an incorporated owner when a partner in an entity provides site control for development;
3. A controlling and active management role in a corporation or partnership that owns a property, such as a sole managing member of a limited liability company or sole general partner of a limited partnership; or
4. Some other beneficial interest allowing the organization to act as applicant.

“Qualifying community development organization” means a non-profit organization registered with the Washington Secretary of State or a public development authority created pursuant to RCW 35.21.730, that has as its purpose the creation or preservation of affordable state or federally subsidized housing, social housing, or affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization can consist of a partnership among one or more qualifying community development organizations, or one or more qualifying community development organizations and a partnering development entity.

“Social housing” means housing in a residential or mixed-use structure with at least 30 percent of the dwelling units affordable to households with incomes no higher than 80 percent of

1 area median income that is developed, publicly owned, and maintained in perpetuity by a public  
2 development authority, the charter for which specifies that its purpose is development of social  
3 housing and at a range of affordability levels within the Seattle corporate limits. Social housing  
4 is intended to promote social cohesion, sustainability, and social equity through an intentional  
5 distribution of units to households with a broad mix of sizes and incomes ranging between zero  
6 percent and 120 percent of median income.

7 **23.40.092 Enrollment period, requirements, owner unit incentive, and exemptions**

8 A. Enrollment period. The enrollment period for the Connected Community  
9 Development Partnership Bonus Pilot Program expires when applications meeting the  
10 requirements of Sections 23.40.090 through 23.40.092 have been submitted for 35 projects or  
11 2029, whichever is earlier.

12 B. Site and use requirements. Eligible development must:

13 1. Be on property owned or controlled by a qualifying community development  
14 organization at the date of the permit application;

15 2. For development in commercial zones, have at least 75 percent of gross floor  
16 area in residential or equitable development use; and

17 3. Not be located in a designated historic district, except those established in areas  
18 with historical exclusionary racial covenants.

19 C. Affordable housing requirements. Eligible development shall fulfill one of the  
20 following criteria:

21 1. 30 percent of dwelling units and 33 percent of congregate residence sleeping  
22 rooms, as applicable, are moderate-income units, except that the duration of the recorded  
23 restrictive housing covenants shall be 75 years; or

2. All housing is social housing.

D. Owner unit incentive. Applicants seeking to utilize the owner unit incentive shall:

1. Provide an affidavit or other information in a form acceptable to the Director confirming that the site is owned by a person or persons who continually resided in a dwelling unit on the site for the past ten years with a current household income not exceeding 120 percent of area median income; and

2. Provide an executed partnership agreement or other binding contractual agreement affirming the applicant's obligation to provide a dwelling unit on-site for the current owner at no cost and prohibiting resale or sublet by the owner for at least ten years.

E. Exemptions. Eligible development is exempt from the requirements of Chapters 23.41, 23.54, 23.58A, 23.58B, and 23.58C.

#### **23.40.093 Alternative development standards**

In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development that meets the requirements of Section 23.40.090 through 23.40.092 may elect to meet the alternative development standards, as applicable, of Sections 23.40.094 through 23.40.097.

#### **23.40.094 Development otherwise subject to the requirements of Chapter 23.44**

A. Proposed development may meet the following development standards:

1. The minimum lot area per dwelling unit is 1,500 square feet in NR1, NR2, and NR3 zones and 1,200 square feet in RSL zones.

2. The maximum lot coverage is 50 percent of lot area in NR1, NR2, and NR3 zones and 65 percent in RSL zones.

3. The maximum FAR limit is 1.0 in NR1, NR2, and NR3 zones and 1.25 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

B. Owner unit incentive. Proposed development on lots providing an owner unit may meet the following development standards:

1. The maximum lot coverage is 60 percent of lot area in NR1, NR2, and NR3 zones and 75 percent in RSL zones.

2. The maximum FAR limit is 1.25 in NR1, NR2, and NR3 zones and 1.5 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

C. Permitted uses. In addition to the uses listed in Section 23.44.006, the following uses are permitted outright on lots meeting the requirements of Sections 23.40.090 through 23.40.092: apartments, cottage housing development, rowhouse development, townhouse development, and equitable development.

D. Setback requirements. No structure shall be closer than 5 feet from any lot line.

#### **23.40.095 Development otherwise subject to the requirements of Chapter 23.45**

A. Floor area

1. Development permitted pursuant to Sections 23.40.090 through 23.40.092 is subject to the FAR limits as shown in Table A for 23.40.095.

**Table A for 23.40.095**  
**FAR limits for development permitted pursuant to Sections 23.40.090 through 23.40.092**

	<b>FAR limit</b>	<b>FAR limit in areas with racially restrictive covenants or areas eligible for community preference policy</b>	<b>Maximum additional exempt FAR<sup>1</sup></b>	<b>Owner unit incentive</b>
LR1	1.6	1.7	0.5	0.3
LR2	1.8	1.9	1.0	0.5
LR3 outside urban centers and urban villages	2.5	2.7	1.0	0.5
LR3 inside urban centers and urban villages	3.0	3.3	1.0	0.5
MR	5.6	5.8	1.0	0.5
Footnote to Table A for 23.40.095 <sup>1</sup> Gross floor area for uses listed in subsection 23.40.095.A.2 are exempt from FAR calculations up to this amount.				

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.40.095 is allowed for any combination of the following floor area:

- a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area in equitable development use; and
- c. Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest FAR limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone; and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.095.A.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

B. Maximum height

1. Development permitted pursuant to Sections 23.40.090 through 23.40.092 is subject to the height limits as shown in Table B for 23.40.095.

<b>Table B for 23.40.095 Structure height for development permitted pursuant to Sections 23.40.090 through 23.40.092</b>	
<b>Zone</b>	<b>Height limit (in feet)</b>
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65
MR	95

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

- 1) At least 65 percent of the total lot area is in the zone with the highest height limit;
- 2) No portion of the lot is located in an NR1, NR2, or NR3; and
- 3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.095.B, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Maximum density. Development permitted pursuant to Sections 23.40.090 through 23.40.092 is not subject to the density limits and family-size unit requirements of Section 23.45.512.

**23.40.096 Development otherwise subject to the requirements of Chapter 23.47A**

**A. Maximum height**

1. The applicable height limit for development permitted pursuant to Sections 23.40.090 through 23.40.092 in NC zones and C zones as designated on the Official Land Use Map, Chapter 23.32 is increased as shown in Table A for 23.40.096.

<b>Table A for 23.40.096 Additional height for development permitted pursuant to Sections 23.40.090 through 23.40.092</b>	
<b>Mapped height limit (in feet)</b>	<b>Height limit (in feet)</b>
30	55
40	75
55	85
65	95

**Table A for 23.40.096**  
**Additional height for development permitted pursuant to Sections 23.40.090 through 23.40.092**

Mapped height limit (in feet)	Height limit (in feet)
75	95
85	145
95	145

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest height limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone;

and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.096.A.2, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

B. Floor area

1. Development permitted pursuant to Section 23.40.090 through 23.49.092 is subject to the FAR limits as shown in Table B for 23.40.096.

**Table B for 23.40.096**  
**FAR limits for development permitted pursuant to Sections 23.40.090 through 23.40.092**

<b>Mapped height limit (in feet)</b>	<b>FAR limit</b>	<b>FAR limit in Areas with Racially Restrictive Covenants or Areas Eligible for Community Preference Policy</b>	<b>Maximum additional exempt FAR<sup>1</sup></b>	<b>Owner unit incentive</b>
30	3.00	3.25	0.5	0.5
40	3.75	4.00	1.0	0.5
55	4.75	5.00	1.0	0.5
65	4.50	5.75	1.0	0.5
75	5.50	6.00	1.0	0.5
85	7.25	7.50	2.0	0.5
95	7.50	7.75	2.0	0.5

Footnote to Table B for 23.40.096

<sup>1</sup> Gross floor area for uses listed in subsection 23.40.096.B.2 are exempt from FAR calculations up to this amount.

2. In addition to the FAR exemptions in subsection 23.47A.013.B, an additional FAR exemption up to the total amount specified in Table B for 23.40.096 is allowed for any combination of the following floor area:

a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

b. Floor area in equitable development use; and

c. Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

1 1) At least 65 percent of the total lot area is in the zone with the  
2 highest FAR limit;

3 2) No portion of the lot is located in an NR1, NR2, or NR3 zone;  
4 and

5 3) A minimum setback of 10 feet applies for any lot line that abuts  
6 a lot in an NR1, NR2, or NR3 zone.

7 b. For the purposes of this subsection 23.40.096.B.3, the calculation of the  
8 percentage of a lot or lots located in two or more zones may include lots that abut and are in the  
9 same ownership at the time of the permit application.

10 C. Upper-level setback. An upper-level setback of 8 feet from the lot line is required for  
11 any street-facing facade for portions of a structure exceeding the mapped height limit designated  
12 on the Official Land Use Map, Chapter 23.32.

13 **23.40.097 Development otherwise subject to the requirements of Chapter 23.48**

14 A. Maximum height. The applicable maximum height limit for residential uses in  
15 development permitted pursuant to Section 23.40.090 through this Section 23.40.092 in Seattle  
16 Mixed zones is increased by the following amounts:

17 1. For zones with a mapped maximum height limit of 85 feet or less, 20 feet.

18 2. For zones with a mapped maximum height limit greater than 85 feet, 40 feet.

19 3. Split-zoned lots

20 a. On lots located in two or more zones, the height limit for the entire lot  
21 shall be the highest height limit of all zones in which the lot is located, provided that:

22 1) At least 65 percent of the total lot area is in the zone with the  
23 highest height limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone;  
and

3) A minimum setback of 10 feet applies for any lot line that abuts  
a lot in an NR1, NR2, or NR3 zone.

b. For the purposes of this subsection 23.40.097.A, the calculation of the  
percentage of a lot or lots located in two or more zones may include lots that abut and are in the  
same ownership at the time of the permit application.

B. Floor area. The applicable maximum FAR limit for residential uses in development  
permitted pursuant to Section 23.40.090 through this Section 23.40.092 in Seattle Mixed zones is  
increased by the following amounts:

1. For zones with a mapped maximum residential height limit of 85 feet or less,  
1.0 FAR.

2. For zones with a mapped maximum residential height limit greater than 85 feet,  
2.0 FAR.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot  
shall be the highest FAR limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the  
highest FAR limit;

2) No portion of the lot is located in an NR1, NR2, or NR3 zone;  
and

3) A minimum setback of 10 feet applies for any lot line that abuts  
a lot in an NR1, NR2, or NR3 zone.

1                   b. For the purposes of this subsection 23.40.097.B.3, the calculation of the  
2 percentage of a lot or lots located in two or more zones may include lots that abut and are in the  
3 same ownership at the time of the permit application.

4           Section 3. The Council requests that the Director of the Seattle Department of  
5 Construction and Inspections, in consultation with the Directors of the Office of Housing, Office  
6 of Economic Development, the Department of Neighborhoods, the Office of Planning and  
7 Community Development, and the Equitable Development Initiative Advisory Board,  
8 promulgate a list of qualifying community development organizations, meeting the definition in  
9 Seattle Municipal Code Section 23.40.091, eligible for participation in the Connected  
10 Community Development Partnership Bonus Pilot Program by May 31, 2024. A qualifying  
11 community development organization can consist of a partnership between a qualifying  
12 community development organization and one or more community development organizations  
13 that do not have as their purpose the creation or preservation of affordable state or federally  
14 subsidized housing, social housing, or affordable commercial space, affordable arts space,  
15 community gathering spaces, or equitable development uses. Partnering community development  
16 organizations could include incorporated entities that advocate or provide services for refugees,  
17 immigrants, communities-of-color, members of the LGBTQIA communities, members of the  
18 community experiencing homelessness, and persons at risk of economic displacement.  
19 Partnering community development organizations could also include community-based  
20 organizations eligible for the new Jumpstart Acquisition and Preservation Program, which was  
21 added to the Housing Funding Policies through Ordinance 126611.

22           Section 4. By 2029, the Council will evaluate the pilot to assess its effectiveness in  
23 achieving the following objectives:

- 1           A. Providing affordable workforce housing for communities and households that are cost-
- 2           burdened;
- 3           B. Providing neighborhood-serving equitable development uses;
- 4           C. Forestalling or preventing economic and physical displacement of current residents;
- 5           and
- 6           D. Demonstrating a variety of missing middle housing types that are affordable to
- 7           households with a range of household incomes.

DRAFT

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code  
Sections 1.04.020 and 1.04.070.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2024,  
and signed by me in open session in authentication of its passage this \_\_\_\_ day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Bruce A. Harrell, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scheereen Dedman, City Clerk

(Seal)

Attachments:

**SEATTLE CITY COUNCIL SEPA  
ENVIRONMENTAL CHECKLIST**

This SEPA environmental review has been conducted in accord with the Washington State Environmental Policy Act (SEPA) (RCW 43.21C), State SEPA regulations [Washington Administrative Code (WAC) Chapter 197-11], and the City of Seattle SEPA ordinance SMC Chapter 25.05. The proposed action is considered a non-project action under SEPA. Non-project actions are broader than a single site-specific project (WAC 197-11-774, SMC 25.05.774). This type of non-project action is not categorically exempt from a SEPA Threshold Determination (SMC 25.05.305 and SMC 25.05.800); therefore, it must be analyzed to determine if there are probable significant adverse environmental impacts. The probable significant adverse environmental impacts analyzed in a non-project SEPA environmental checklist are those impacts foreseeable at this stage, before specific project actions are planned. The Seattle City Council's Central Staff has prepared this SEPA Environmental Checklist under the non-project provisions of SEPA.

**A. BACKGROUND****1. Name of proposed project:**

Connected Communities and Equitable Development Zoning Pilot Program

**2. Name of applicant:**

Seattle City Council

**3. Address and phone number of applicant and contact person:**

Ketil Freeman, Legislative Analyst

Seattle City Council Central Staff

600 4<sup>th</sup> Avenue

Seattle, WA 98104

[Ketil.freeman@seattle.gov](mailto:Ketil.freeman@seattle.gov)

206.684.8178

**4. Date checklist prepared:**

January 10, 2024

**5. Agency requesting checklist:**

Seattle Office of Planning and Community Development

**6. Proposed timing or schedule (including phasing, if applicable):**

The proposed council bill is expected to be considered by the Seattle City Council in the first quarter of 2024. Council review will include a public hearing. If approved by Council, the proposed regulations would take effect in April or May of 2024.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The proposal is a non-project action that is not dependent on any other current or future action.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Schemata Workshop, Inc, prepared an urban design study that models height, bulk and scale impacts associated with development in some zones where the pilot could apply. See Attachment A.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

The proposal is a non-project, non-site-specific action that would take effect within some zones within the city that allow residential uses. There are no other applications pending for governmental approvals of other proposals directly affecting this proposal. Future public and private development projects may be subject to separate project specific SEPA environmental review.

- 10. List any government approvals or permits that will be needed for your proposal, if known.**

The legislation associated with this proposal will need to be approved by the City Council by ordinance following standard legislative rules and procedures.

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

This proposal would establish a term-limited, pilot program to encourage development with low to moderate income housing and neighborhood-serving equitable development uses. The pilot is intended to model equitable development and partnership types that mitigate current direct and indirect residential and non-residential displacement pressure and address land use patterns caused by redlining and the use of racially restrictive covenants.

Specific elements of this proposal include:

- Defining equitable development uses
- Identifying minimum qualifications for program eligibility
- Establishing two options for the provision of affordable units
  - Social Housing – defined as “housing in a residential or mixed-use structure with at least 30 percent of the dwelling units affordable to households with incomes no higher than 80 percent of area median income that is developed, publicly owned, and maintained in perpetuity by a public development authority, the charter for which specifies that its purpose is development of social housing and at a range of affordability levels within the Seattle corporate limits” or
  - Thirty percent of units as moderate-income units. A moderate-income unit “means a dwelling unit that, for a minimum period of at least 50 years, is a restricted unit affordable to and reserved solely for families with annual incomes not to exceed 80 percent of median income for rental units or 100 percent of median income for ownership units.” [SMC 23.84.A.040](#).
- Providing additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that provide some or all of the following features:
  - Location in an areas with historical racially restrictive covenants or an areas identified by the Office of Housing as being eligible for the



Community Preference Policy;

- Provision of equitable development uses; and
- Provision of a unit or units for partner property owners who might otherwise be at risk of displacement.
- Exempting eligible development from participation in the Design Review and Mandatory Housing Affordability program
- Ending the program by 2029 or after 35 qualifying projects have applied, whichever is earlier.

Most bonuses and development standard modifications by zone are detailed in the two tables below:

**Table 1: Multifamily and Commercial Development Standard Incentives**

	Current Standards		Proposed Standards			FAR Exemption and Owner Unit Incentive	
Multifamily and Commercial Zones	Height (feet)	FAR	Height (feet)	FAR	FAR - Racially Restrictive Covenant and Community Preference Areas	Maximum Additional Exempt FAR	FAR Incentive for Owner Unit
<b>Multifamily Residential Zones</b>							
LR1	30	1.3	40	1.6	1.7	0.5	0.3
LR2	40	1.4 - 1.6	50	1.8	1.9	1.0	0.5
LR3 - Inside UV	40	2.3	65	3	3.3	1.0	0.5
<b>Commercial and Neighborhood Commercial zones</b>							
NC-30 / C-30	30	2.50	55	3.00	3.25	1.0	0.5
NC-40 / C-40	40	3.00	75	3.75	4.00	1.0	0.5
NC-55 / C-55	55	3.75	85	4.75	5.00	1.0	0.5
NC-65 / C-65	65	4.50	95	5.50	5.75	1.0	0.5

**Table 2: Neighborhood Residential Incentives**

	Current Standards				Proposed Standards					
IL Zones	FAR	Lot Coverage	Yards and Setbacks (Feet)	Height (feet)	FAR	Density	Lot Coverage	Yards and Setbacks (Feet)	Height	Incentive for Owner Unit
NR1, NR2 and NR3	0.5	35%	Front - 20, Rear - 25, Sides 5	30	1.0	1 Unit / 1,500 s.f.	50%	5 from any lot	30	0.25 FAR, 60% Lot Coverage
RSL	0.75	50%	Front - 10, Rear - 10, Sides - 5	30	1.25	1 Unit / 1,200 s.f.	65%	5 from any lot	30	0.25 FAR, 75% Lot Coverage



- 12. Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The geographic area affected by this proposed non-project action is most areas of the City of Seattle, Washington, where residential uses are allowed. This includes neighborhood residential, commercial and multifamily zones but does not include Downtown and industrial zones.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site:** *[Check the applicable boxes]*

☒ Flat      ☒ Rolling      ☒ Hilly      ☒ Steep Slopes      ☐ Mountainous  
☐ Other: (identify)

The geographic area affected by this proposed non-project action is almost all of Seattle where residential uses are allowed. The topography includes all types of terrain, from flat land to steep slopes. Most of this area has been substantially graded, developed, or otherwise disturbed.

- b. What is the steepest slope on the site (approximate percent slope)?**

Slopes in Seattle range from 0% to greater than 40%. The steepest slopes occur primarily on the sides of the major hills in the city, including Queen Anne Hill, Capitol Hill, West Seattle, and Magnolia.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Seattle has numerous soil types, including mineral soils dominated by clay, silt, or sand, as well as organic soils such as peats and mucks (see, for example, <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>). No agricultural soils or prime farmland are located within the Seattle corporate limits. As a densely urbanized area, much of Seattle's native soils have been extensively altered by filling, grading, and other activity.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:**

The Seattle area is known to be in an active seismic area, as is the entire Puget Sound region. The City's geologically hazardous areas are defined by SDCI as environmentally critical areas (ECA) ([http://gisrevprxy.seattle.gov/wab\\_ext/DSOResearch\\_Ext/](http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/)). Unstable soils and surfaces occur primarily in two contexts within the affected geographic area. The first context includes steep slopes and landslide-prone areas, where a combination of shallow ground water and glacial sediments deposited in layers with variable permeability increases the risk of landslides. The second context includes areas of fill or alluvial soils where loose, less cohesive soil materials below the water table may lead to the potential for liquefaction during earthquakes.



- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate the source of fill.**

The proposed non-project action does not include any construction or development that would require filling or grading. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:**

The proposed non-project action does not include any construction, development, or use that would cause erosion. Future, specific development proposals subject to the provisions of this proposal may involve clearing, construction, or uses that cause erosion. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The proposed non-project action does not include any construction or development that would convert pervious to impervious surfaces or create new impervious surfaces. The proposal covers most areas within the Seattle corporate limits where residential uses are allowed. These are highly urbanized area with a high percentage of impervious surfaces. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

The proposed non-project action does not involve construction activity, and contains no proposed measures related to reducing or controlling erosion or other impacts at any specific location.

**2. Air**

- a. What types of emissions to the air would result from the proposal [e.g., dust, automobile, odors, industrial wood smoke, greenhouse gases (GHG)] during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

The proposed non-project action does not include any construction or development that would directly produce emissions. As such, the proposal would not directly affect odors, greenhouse gas (GHG) emissions, or climate change. Potential emissions impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.



- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

The proposed non-project action does not include any construction or development that would be affected by emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

No measures are proposed.

**3. Water**

**a. Surface:**

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If so, describe type and provide names. If appropriate, state what stream or river it flows into.**

The proposed non-project action would affect watersheds and surface water bodies in the Seattle area. Most of this area is located within the Lake Washington/Cedar/Sammamish Watershed (Watershed Resource Inventory Area [WRIA] 8). The Duwamish Waterway and Elliott Bay, located in southwestern Seattle, are part of the Green/Duwamish and Central Puget Sound Watershed (WRIA 9). Seattle is characterized by a variety of surface water features, including marine areas, rivers, lakes, and creeks. Each type is briefly summarized below:

Marine: Seattle's west side is situated adjacent to Puget Sound, a major marine embayment.

Rivers: Portions of south Seattle drain to the lower reaches of the Duwamish River (also known as the Duwamish Waterway). The River receives flow from the South Park basin, Norfolk basin, Longfellow Creek, and other smaller urban creeks, and drains to Elliott Bay in south Puget Sound.

Lakes: Freshwater lakes and ponds, within or adjacent to the City, include the Lake Union/Ship Canal system, which links Lake Washington and Puget Sound through the Hiram Chittenden Locks. Other freshwater lakes include Green, Haller, and Bitter Lakes in the north portion of the City (also located in the Lake Union/Ship Canal drainage basin). Seattle also contains numerous small ponds and wetlands.

Creeks: Runoff from Seattle's developed cityscape drains to creek systems of varying sizes. Major creeks in the western regions of the City drain directly to Puget Sound and include Piper's and Fauntleroy creeks. Longfellow Creek is a main creek in the southwest portion of the city that drains to the Duwamish River. Thornton Creek, Taylor Creek, and other smaller creeks drain runoff from the eastern portions of the City to Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If so, please describe, and attach available plans.**

The proposed non-project action does not include any construction or development that would require work over, in, or adjacent to the surface waters. Individual projects that may be subject to provisions of this proposal may be located over, in, or



adjacent to these waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.**

The proposed non-project action does not include any construction or development or any fill and dredge in or near surface waters or wetlands. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

- (4) Will the proposal require surface water withdrawals or diversions? If so, give general description, purpose, and approximate quantities if known.**

Because this is a non-project action, there would be no construction or development that would withdraw or divert surface waters. Potential impacts of future, specific development proposals would be addressed through existing regulations and/or separate site-specific environmental review.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposed non-project action does not include any construction or development that would lie within a 100-year floodplain. Major streams and the Duwamish River have associated 100-year floodplains within the affected geographic area. Individual projects that may be subject to provisions of this proposal may be located over, in, or adjacent to these waters and their associated floodplains. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The proposed non-project action does not include any construction or development that would discharge waste material to surface waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

**b. Ground:**

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

The proposed non-project action does not include any construction or development that would withdraw groundwater. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.



- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed non-project action does not include any construction or development that would discharge waste material to ground waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

**c. Water Runoff (including storm water):**

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The proposed non-project action does not include any construction or development that would generate runoff. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

The proposed non-project action does not include any construction or development that would generate waste materials that could enter ground or surface waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed non-project action does not include any construction or development that would alter or otherwise affect drainage patterns.

**d. Proposed measures to reduce or control surface, ground, runoff water, and drainage impacts, if any:**

The proposed non-project action does not include any construction or development that would have impacts to surface, ground, runoff water, and drainage. No measures are proposed at this time. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review.

**4. Plants**

**a. Types of vegetation found on the site: [check the applicable boxes]**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. A wide variety of native and non-native plant species and associated vegetation are found in the Seattle area. Generally, the Puget Sound basin is home to a wide diversity of plant species that depend upon marine, estuarine, freshwater, and terrestrial environments. The Seattle area has a broad variety of vegetation, including upland forest (deciduous, coniferous, and mixed), shrublands, riparian forests, and wetlands. This flora includes species native to the region, as well as many non-native species. Seattle is a densely developed urban area having few remaining areas of native vegetation and high-



quality habitat. These remaining fragments of quality native vegetation are found in parklands and open spaces. The plants found in most urban and suburban areas are those native and non-native species that tolerate or benefit from habitat degradation and disturbance.

<input checked="" type="checkbox"/> Deciduous trees:	<input checked="" type="checkbox"/> alder; <input checked="" type="checkbox"/> maple; <input checked="" type="checkbox"/> aspen; <input checked="" type="checkbox"/> other: cottonwoods, willow, etc.
<input checked="" type="checkbox"/> Evergreen trees:	<input checked="" type="checkbox"/> fir; <input checked="" type="checkbox"/> cedar; <input checked="" type="checkbox"/> pine; <input checked="" type="checkbox"/> other: spruce, hemlock, cedar, etc.
<input checked="" type="checkbox"/> Shrubs	
<input checked="" type="checkbox"/> Grass	
<input type="checkbox"/> Pasture	
<input type="checkbox"/> Crop or grain	
<input type="checkbox"/> Orchards, vineyards, or other permanent crops	
<input checked="" type="checkbox"/> Wet soil plants:	<input checked="" type="checkbox"/> cattail; <input checked="" type="checkbox"/> buttercup; <input checked="" type="checkbox"/> bulrush; <input checked="" type="checkbox"/> skunk cabbage; <input type="checkbox"/> other:
<input checked="" type="checkbox"/> Water plants:	<input checked="" type="checkbox"/> water lily <input checked="" type="checkbox"/> eelgrass <input checked="" type="checkbox"/> milfoil <input type="checkbox"/> other: (identify)
<input checked="" type="checkbox"/> Other types of vegetation: Various other vascular, non-vascular, native, and non-native plant species.	

**b. What kind and amount of vegetation will be removed or altered?**

The proposed non-project action does not include any construction or development that would remove or alter vegetation. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. No federally-listed endangered or threatened plant species or state-listed sensitive plant species are known to occur within the municipal limits of this area. Most of the Seattle area has been intensively disturbed by development and redevelopment over the last 100 years. Seattle's original vegetation has been extensively cleared, excavated, filled, paved, or occupied by streets and other built structures. There is no habitat for threatened or endangered plants.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. No landscaping or other measures are proposed at this time. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review.

**e. List all noxious weeds and invasive species known to be on or near the site.**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Many species of noxious and invasive species are found within King County and the City of Seattle. See, for example, the noxious weed lists of the King County Noxious Weed Board

(<http://www.kingcounty.gov/services/environment/animals-and-plants/noxious-weeds/laws/list.aspx>).

**5. Animals**

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site: [check the applicable boxes]**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Many species of birds, mammals, and fish are present. Generally, the Puget Sound basin is home to an extremely wide diversity of animal species that depend upon marine, estuarine, freshwater, and terrestrial environments. This fauna includes species native to the region, as well as many non-native species. The Seattle area is an intensely developed urban area having few remaining areas of native vegetation and high-quality habitat. These remaining fragments of quality wildlife habitat are found in parklands and open spaces throughout the planning area. The wildlife found in most urban areas are those native and non-native species that tolerate or benefit from habitat degradation or close association with humans.

**Birds:** ☒ Hawk ☒ Heron ☒ Eagle ☒ Songbirds  
☒ Other: osprey, bald eagle, peregrine falcon, purple martin, owl (various species), pileated woodpecker, belted kingfisher, waterfowl species, Canada goose. Also, typical urban species associated with urban development such as starling and pigeon.  
**Mammals:** ☐ Deer ☐ Bear ☐ Elk ☒ Beaver  
☒ Other: California sea lion, river otter, muskrat, raccoon. Also, a variety of urban-adapted species such as possum and rat.  
**Fish:** ☒ Bass ☒ Salmon ☒ Trout ☒ Herring  
☒ Shellfish ☒ Other: perch, rockfish, etc.

- b. List any threatened or endangered species known to be on or near the site:**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. In King County, five wildlife species are listed as endangered or threatened under the Endangered Species Act (ESA), but these species are not likely to be found in the Seattle Direct Water Service Area. These include Canada lynx (*Lynx Canadensis*; Threatened), gray wolf (*Canis lupus*; Endangered), grizzly bear (*Ursus arctos*; Endangered), marbled murrelet (*Brachyramphus marmoratus*; Threatened), and northern spotted owl (*Strix occidentalis caurina*; Threatened). King County contains federally designated critical habitat for marbled murrelet and northern spotted owl; no designated critical habitat is located in Seattle. Bald eagle (*Haliaeetus leucocephalus*) was removed from the federal list under ESA on August 8, 2007, but is federally protected under the Bald and Golden Eagle Protection Act. Bald eagles are known to reside in Seattle.

Fish species listed as endangered or threatened under the ESA and found in freshwater tributaries of Puget Sound (PS) include Chinook salmon (*Oncorhynchus tshawytscha*, Threatened, PS), steelhead (*O. mykiss*, Threatened, PS), and bull trout (*Salvelinus confluentus*, Threatened, PS). Coho salmon (*O. kisutch*) is a Candidate species for listing as Threatened. All of these species reside in or near the planning area. Lake Washington contains federally designated critical habitat for bull trout and Chinook salmon. Because much of Seattle has been previously developed and the original habitats significantly altered or eliminated, the potential for threatened or endangered animal species to be present in Seattle is low.

**c. Is the site part of a migration route? If so, explain.**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. The Puget Sound region is known to be an important migratory route for many animal species. Portions of the planning area provide migratory corridors for bald eagles traveling to and from foraging areas in Puget Sound or Lake Washington. Marbled murrelets travel through the planning area between marine waters and their nests in late successional/old growth forests in the Cascade Mountains. Bull trout, steelhead, and Chinook, chum, pink, and coho salmon use the Puget Sound nearshore. Chinook, coho, and sockeye salmon use Lake Washington and Lake Union as migration corridors. Anadromous trout and salmon migrate through the area river and stream systems, including urban streams in Seattle. The Puget Sound region is also within the Pacific Flyway—a flight corridor for migrating waterfowl, migratory songbirds, and other birds. The Pacific Flyway extends from Alaska to Mexico and South America.

**d. Proposed measures to preserve or enhance wildlife, if any:**

No measures to preserve or enhance wildlife are proposed.

**e. List any invasive animal species known to be on or near the site.**

Many species of invasive animal species are found within King County and the City of Seattle, including nutria (*Myocastor coypus*), rat (*Rattus* spp.), pigeon (*Columba livia*), New Zealand Mud Snail (*Potamopyrgus antipodarum*), and Asian gypsy moth (*Lymantria dispar*).

**6. Energy and Natural Resources**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The proposed non-project action does not include any construction or development that would require energy to operate. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The proposed non-project action does not include any construction or development that would affect potential use of solar energy by adjacent properties. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The proposed non-project action does not include any energy conservation features or other measures to reduce or control energy impacts. Potential impacts of future, specific



development proposals would be addressed through regulations and/or project-specific environmental review.

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe:**

The proposed non-project action does not include any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (1) Describe any known or possible contamination at the site from present or past uses.**

The proposed non-project action does not include any construction or other activities that would encounter possible site contamination. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

The proposed non-project action does not include any construction or other activity that would cause exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The proposed non-project action does not involve the storage, use, or production of toxic or hazardous chemicals. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- (4) Describe special emergency services that might be required.**

The proposed non-project action does not require any special emergency services. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- (5) Proposed measures to reduce or control environmental health hazards, if any:**

The proposed non-project action has no associated environmental health hazards. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**b. Noise**

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

The proposed non-project action would not be affected by noise. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

The proposed non-project action does not include any construction or development that would generate noise. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- (3) Proposed measures to reduce or control noise impacts, if any:**

Because the proposed non-project action would not itself generate noise, no measures to reduce or control noise are proposed. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Generally, this area is characterized by urban uses. Existing uses include multifamily residences, commercial, industrial, recreation, and open space. Most city properties have been developed at urban densities and existing uses are often mixed.

Individual projects that may be subject to the provisions of this proposal may be located in any zone that allows multifamily residential uses. These include commercial, multifamily, and neighborhood residential zones and do not include downtown and industrial zones. Project-specific impacts on land and shoreline use would be determined during permitting of individual projects.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The proposed non-project action would not convert agricultural or forest land to other uses. There are no designated agricultural or forest lands in Seattle.



- (1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

The proposed non-project action would not affect or be affected by agricultural or forest land business operations. There are no designated agricultural or forest lands in Seattle.

**c. Describe any structures on the site.**

Seattle's urban area is developed with a wide range of structures, ranging from single-family residences to high-rise office towers to large industrial structures. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**d. Will any structures be demolished? If so, what?**

The proposed non-project action does not include demolition of any structures. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**e. What is the current zoning classification of the site?**

Zoning in Seattle includes a range of residential, commercial, and industrial designations. Zoning designations are found in Seattle's Land Use Code, Title 23 of the SMC. Basic zone designations in which projects subject to this proposal may be located are listed below, followed by their abbreviations.

**Designation (Abbreviation)**

Residential, Neighborhood 1 (NR1)  
Residential, Neighborhood 2 (NR2)  
Residential, Neighborhood 3 (NR3)  
Residential, Neighborhood Small Lot (RSL)  
Residential, Multifamily, Lowrise 1 (L1)  
Residential, Multifamily, Lowrise 2 (L2)  
Residential, Multifamily, Lowrise 3 (L3)  
Residential, Multifamily, Midrise (MR)  
Residential-Commercial (RC)  
Neighborhood Commercial 1 (NC1)  
Neighborhood Commercial 2 (NC2)  
Neighborhood Commercial 3 (NC3)  
Seattle Mixed (SM)  
Commercial 1 (C1)  
Commercial 2 (C2)



Individual projects subject to the provisions of this proposed non-project action may be in most zones that allow residential uses. This includes neighborhood residential, multifamily, commercial, and Seattle mixed zones and does not include downtown and industrial zones. Project-specific information on zoning would be determined during the permitting of individual projects.

**f. What is the current comprehensive plan designation of the site?**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Current comprehensive plan designations in the City of Seattle can be found in the Seattle Comprehensive Plan, adopted on July 25, 1994, and last amended in July 2023. Individual projects that may be subject to the provisions of the proposed non-project action may be located in areas shown with a Comprehensive Plan Designation of Urban Center, Hub Urban Village, Residential Urban Village, Multi-family Residential Area, Neighborhood Residential Area, and Commercial/Mixed Use Area. Project-specific information on Comprehensive Plan designations would be determined during the permitting of individual projects.

**g. If applicable, what is the current shoreline master program designation of the site?**

The proposed non-project action would apply in most areas of Seattle where residential uses are allowed, this includes both freshwater and marine shorelines, resources that are regulated by the City's shoreline master program (SMP). Shoreline resources regulated under the SMP include all marine waters, larger streams and lakes, associated wetlands and floodplains, and upland areas called shorelands that extend 200 feet landward from the edges of these waters. Individual projects subject to the provisions of this proposal may be in areas subject to the SMP. Project-specific information on land and shoreline use would be determined during permitting of individual projects.

**h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.**

The proposed non-project action would apply in most areas of Seattle where residential uses are allowed, including in environmentally critical areas. Individual projects subject to the provisions of the proposed non-project action may be in environmentally critical areas. Project-specific information on site classification would be determined during permitting of individual projects.

**i. Approximately how many people would reside or work in the completed project?**

The proposed non-project action would not create a completed project in which to reside or work. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**j. Approximately how many people would the completed project displace?**

No people would be displaced by the proposed non-project action. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

The proposal contains incentives for inclusion of units for qualifying partner owners who provide property to pilot program participants. This incentive may reduce direct displacement from development. Additionally, the proposal provides incentives for inclusion of equitable development uses that could include neighborhood-serving commercial and institutional uses that prevent or forestall displacement of cultural institutions.

Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Potential project-specific impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

There are no designated agricultural or forest lands in Seattle.

**9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The proposed non-project action would not provide housing, in and of itself. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

The proposal could induce development of up to 35 moderate-income residential and mixed-use development projects the size of which would depend on the site and zone. Smaller projects are likely to have fewer than 20 residential units and modest ground-level space for equitable development uses. Larger projects are likely to have between 50 and 100 residential units with somewhat larger ground floor space for equitable development uses.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**



The proposed non-project action would not eliminate housing. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**c. Proposed measures to reduce or control housing impacts, if any:**

This non-project action provides incentives to produce more residential development than might otherwise be allowed in a particular zone. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?**

The proposed non-project action does not include construction or development. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**b. What views in the immediate vicinity would be altered or obstructed?**

The proposed non-project action would not alter or obstruct views. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

The proposal would allow somewhat taller and bulkier development than might otherwise be allowed in the underlying zones.

The Council commissioned a massing study of potential development in a Lowrise 3 (LR3) multifamily zone to analyze height, bulk, and scale impacts. The LR3 zone was chosen because: (1) it is a moderately intense multifamily zone where both apartments and townhouses are developed and (2) it is a zone frequently located at boundaries between more and less intense zones. Consequently, it is a good candidate zone for understanding height, bulk and scale impacts on adjacent sites with different development types.

The massing study is attachment A to this checklist. The study indicates that slightly bulkier structures could be developed under the proposal. However, the extent of any impacts would depend on the suite of incentives utilized by a developer and would be mitigated on a citywide basis by the number of potential projects that could participate in the pilot and on a project-level basis by setbacks and other physical development standards, although reduced, that would continue to apply to reduce the appearance of height and bulk and to allow light penetration and air circulation.

For development in commercial zones where there is not a front setback, an eight-foot setback from the street property line would be required above the mapped height limit.

**11. Light and Glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The proposed non-project action does not include construction or development that would produce light or glare. Potential impacts of future, specific development



proposals would be addressed through regulations and/or separate project-specific environmental review.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

The proposed non-project action does not include construction or development that would produce light or glare. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**c. What existing off-site sources of light or glare may affect your proposal?**

Light or glare would not affect the proposed non-project action. Potential impacts of light or glare on future, specific development proposals would be addressed through separate project-specific environmental review.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

No measures to reduce or control light and glare are proposed.

**12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

The proposed non-project action would be in effect throughout most areas of Seattle where residential development is allowed. Seattle Parks and Recreation operates and maintains a large number of city parks, trails, gardens, playfields, swimming pools, and community centers. In addition to these public facilities, public and private schools, outdoor associations, and commercial businesses provide residents of and visitors to Seattle with a variety of organized recreational facilities and activities, such as school athletic programs, hiking and gardening groups, and private health clubs and golf courses. Seattle is particularly rich in recreational opportunities focused on the area's natural features. Seattle's many parks and shorelines offer abundant recreational opportunities, including water contact recreational activities (such as swimming, wading, snorkeling, and diving); water-related and non-water-related recreational activities (such as walking, hiking, playing, observing wildlife, and connecting with nature); and recreational activities that involve consumption of natural resources (such as fishing and noncommercial shellfish harvesting). Project-specific information on site-specific recreational opportunities would be determined during the design, environmental review, and permitting of individual projects.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

The proposed non-project action does not include construction or development that would displace any recreational activities. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No measures to reduce or control impacts on recreation are proposed.

**13. Historic and Cultural Preservation**



- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

The proposed non-project action would be in effect in most areas of Seattle where residential development is allowed. There are a number of landmarks, properties, or districts in Seattle that are listed on, or proposed for, national, state, and local preservation registers. In addition, while Seattle today comprises a highly urbanized and developed area, it is also an area with potential for Native American cultural artifacts. Project-specific information on site-specific historic buildings, structures, and sites would be determined during permitting of individual projects.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are a number of landmarks, properties, or districts in Seattle that are listed on, or proposed for, national, state, and local preservation registers. In addition, while Seattle today comprises a highly urbanized and developed area, it is also an area with potential for Native American cultural artifacts. Potential impacts of future, specific development proposals would be identified and addressed through regulations and/or separate project-specific environmental review.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.**

The proposed non-project action does not involve construction or disturbance of any site. No methods were used to assess potential impacts to cultural and historic resources. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The proposed non-project action does not include construction or development, so there are no activities that would require the avoidance, minimization, or compensation for loss, changes to, and disturbance to historic and cultural resources. Individual projects developed pursuant to the provisions of this proposal would be subject to environmental review (if they meet or exceed thresholds for environmental review) and to the State of Washington's and City's regulations related to the protection of historic and cultural resources.

#### **14. Transportation**

- a. **Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.**

The proposed non-project action would be in effect throughout areas of Seattle where multifamily development is allowed. The area has dense grids of urban streets (residential and arterials) that provide connections to major routes, including



Interstate 5 and State Route 99, which run north and south through the City, and Interstate 90 and State Route 520, which connect Seattle to points east across Lake Washington. More specific information on site-specific public streets and highways would be determined during permitting of individual projects.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Seattle is served by bus, trolley, and light rail public transit. Site-specific information on the local public transit would be determined during permitting of individual projects.



- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The proposed non-project action would not construct or eliminate parking spaces. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The proposed non-project action does not require any improvements to roads or other transportation infrastructure. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The proposed non-project action would take effect throughout most areas of Seattle where residential development is allowed. Seattle is served by railroads, seaports, and airports. Project-specific information on proximity to and use of water, rail, and/or air transportation would be determined during permitting of individual projects.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

The proposed non-project action would not generate vehicle trips. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposed non-project action would not affect or be affected by the movement of agricultural or forest products. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- h. Proposed measures to reduce or control transportation impacts, if any:**

No measures to reduce or control transportation impacts are proposed.

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The proposed non-project action would not result in an increased need for public services. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

No measures to reduce or control direct impacts on public services are proposed.

**16. Utilities**

- a. Check utilities available at the site, if any: [check the applicable boxes]**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> None             |   |  |   |
| <input type="checkbox"/> Electricity      | <input type="checkbox"/> Natural gas    | <input type="checkbox"/> Water         | <input type="checkbox"/> Refuse service |
| <input type="checkbox"/> Telephone        | <input type="checkbox"/> Sanitary sewer | <input type="checkbox"/> Septic system |   |
| <input type="checkbox"/> Other (identify) |   |  |   |

The proposed non-project action would be in effect throughout most areas of Seattle where residential development is allowed. All areas have electricity, telephone, water and refuse service. Most (but not all) areas have cable/fiber optics, sanitary sewers, and natural gas. Project-specific information on site-specific utilities would be determined during the design, environmental review, and permitting of individual projects.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

☒ **None**

The proposed non-project action does not include construction or development of any utilities.



**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Ketil Freeman*  
*Ketil Freeman, AICP*  
Legislative Analyst

Note: Section *D. Supplemental Sheet for Non-Project Actions* is required if the proposal applies to a program, planning document, or code change.

#### **D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

**(Do not use this sheet for project actions)**

**Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.**

**When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.**

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal would not result in direct impacts and is unlikely to result in indirect or cumulative impacts related to discharges to water; emissions to air; production, storage, release of toxic or hazardous substances; or production of noise or greenhouse gas (GHG) emissions. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**Proposed measures to avoid or reduce such increases are:**

The proposal does not produce such increases. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The proposal would result in no direct impacts and is unlikely to result in indirect or cumulative impacts related to plants, animals, fish or marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The proposal contains no such measures. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposal would not deplete energy or natural resources.

**Proposed measures to protect or conserve energy and natural resources are:**

The proposal would not have a negative impact on energy or natural resources; therefore, no protective measures are proposed. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposal would not have a negative impact on environmentally sensitive areas.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

The proposal would not have a negative impact on environmentally sensitive areas; therefore, no protective measures are proposed. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Because of the limited size and duration of the pilot, the proposal would result in few direct adverse impacts and is unlikely to result in indirect or cumulative impacts related to land or shoreline use.

The proposal may result in some types of land uses, such as small scale commercial and institutional uses, that may not be present in certain residential zones except as non-conforming uses. However, the scale and number of new commercial and institutional uses would be limited by (1) anticipated utilization of program incentives for affordable residential uses and (2) the size and duration of the pilot program.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

The limited size and duration of the pilot program and anticipated utilization of program incentives for affordable residential uses would mitigate the scope of any potential impacts. Potential impacts of future, specific development proposals would be addressed through (1) physical development standards in the proposal, such as upper-level setbacks; (2) the low intensity nature of equitable development uses that might be developed under the proposal; and/or (3) separate project-specific environmental review.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposal would have no direct impact on the demands on transportation or the need for public services or utilities. Existing regulations address parking minimums, transportation impact mitigation, and provision of public services. Those regulations would not be modified by the proposal.

**Proposed measures to reduce or respond to such demand(s) are:**

No measures are proposed to reduce the demands on transportation, public services, and utilities. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

There are no known conflicts or additional requirements.

Attachment A

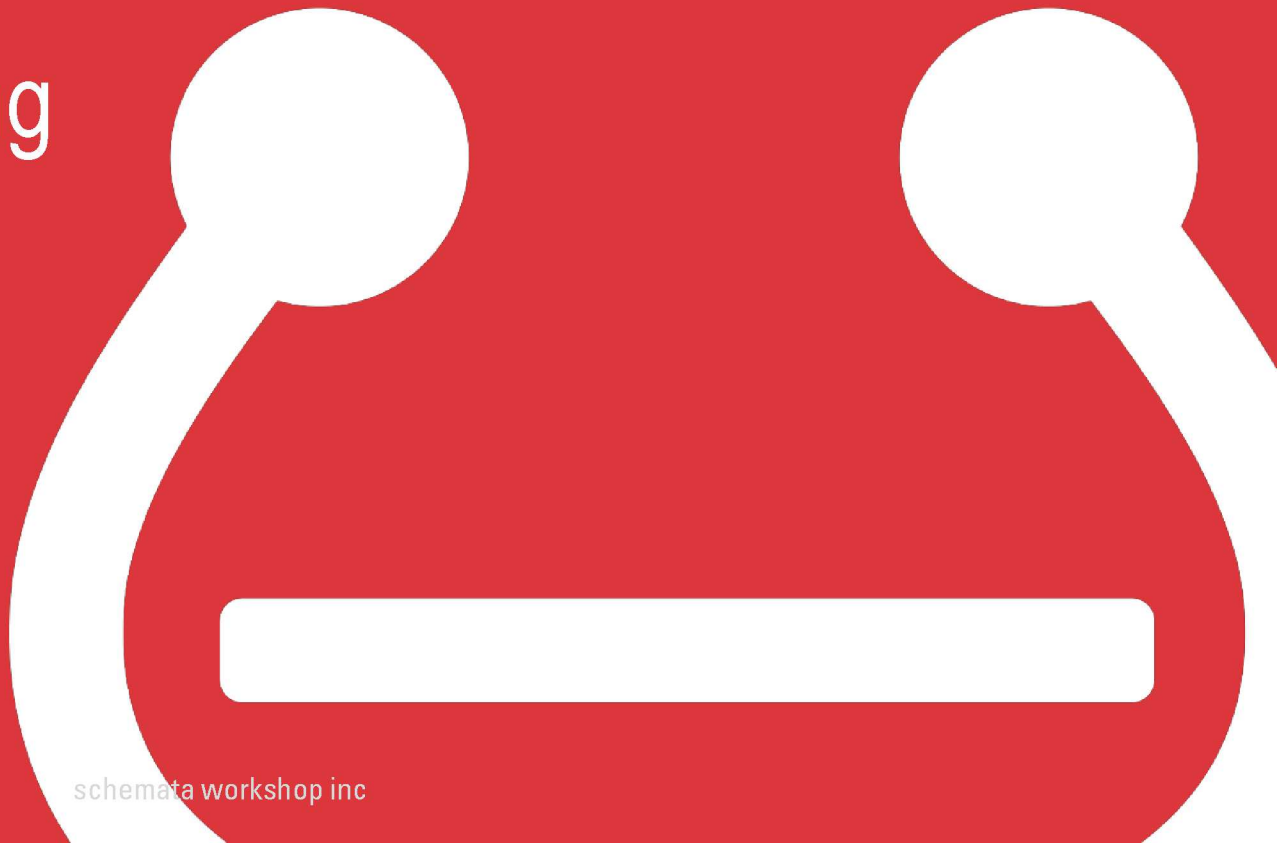
# Workforce Housing Density Bonus

Urban Design Study for City of  
Seattle OPCD

13 September 2023

9/19/2023

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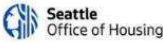
# Site Selection

## Geographic Boundaries for Community Preference



- LR3 (M) – 2 parcels

9/19/2023



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# LR3 (M) – Lowrise 3 (2 Parcels Development)

Current Standard

Proposed Standard

FAR Exemption and Owner Unit Incentive



	Current Standard								Proposed Standard				FAR Exemption and Owner Unit Incentive	
	Height (feet)				FAR				Height (feet)		FAR	FAR - Racially Restrictive Covenant and Community Preference Areas	Maximum Additional Exempt FAR (Equitable Dev. Use, Family Size Units, Transit Access)	FAR Incentive for Owner Unit
	MHA suffix		No MHA suffix		MHA suffix		No MHA suffix		Inside urban village	65'	3	3.3	1.0	0.5
	Growth area	Outside growth area	Growth area	Outside growth area	Growth area	Outside growth area	Growth area	Outside growth area	Outside urban village	55'	2.5	2.7	1.0	0.5
Cottage housing	22'		22'		2.3	1.8	1.2	1.2						
Rowhouse	50'	40'	30'		2.3	1.8	1.2	1.2						
Townhouse	50'	40'	30'		2.3	1.8	1.2	1.2						
Apartments	50'	40'	40'	30'	2.3	1.8	1.5	1.3						
Yards & Setbacks	Front	7' average, 8' minimum			Additional upper-level setback requirements based on height limit and proximity to a neighborhood residential zone per SMC 23.45.518				Minimum setback of 10' to any lot line abutting single family zone					
	Side	5'												
	Rear	0' with alley, 7' with no alley												

# LR3 (M) – Current Standard

Total Parcel Area: 6,500 SF  
FAR: 2.3, Buildable Area: 14,950 SF

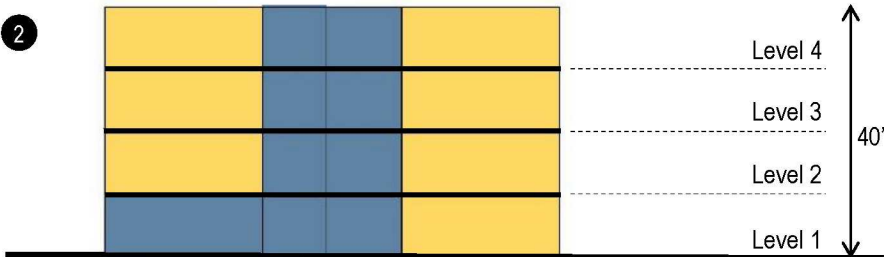
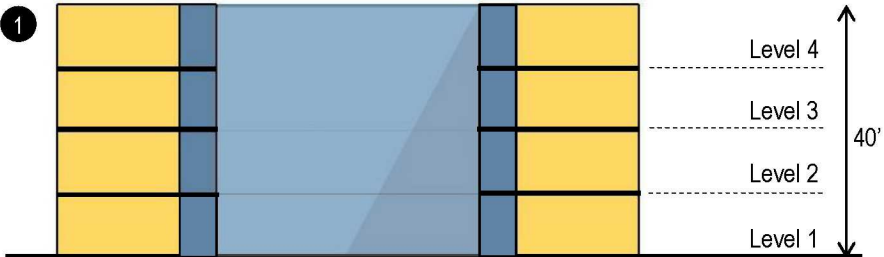


31 Units on 2 Parcels

Parcel 1	4 stories/building	12 Units (Market-Rate Housing)
Total		14,950 SF
Parcel 2	4 stories/building	19 Units (Market-Rate Housing)
Total		14,950 SF

Assumptions:  
15% for Circulation  
Average unit size: 800 SF/unit

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Market-Rate Housing  
Circulation

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# LR3 (M) – Proposed Standard

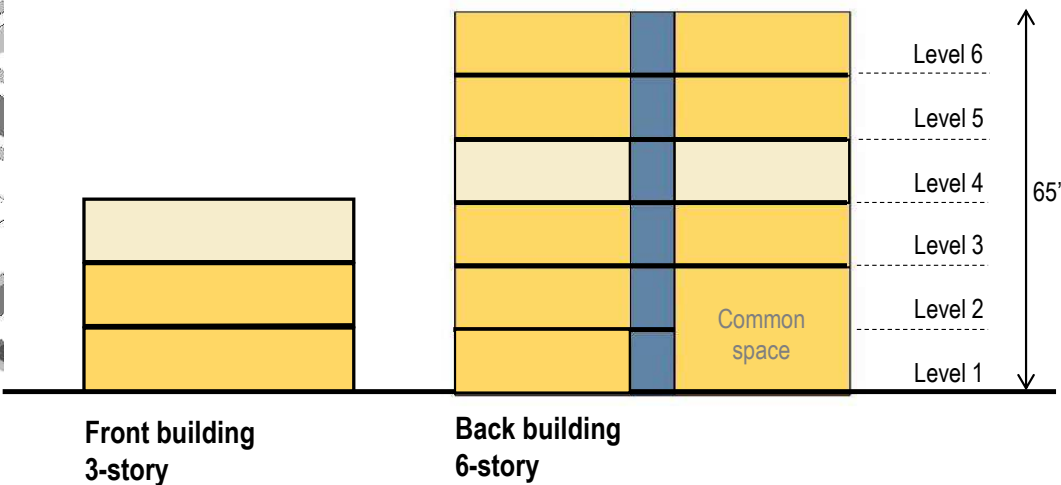
Total Parcel Area: 12,000 SF (combination of 2 Parcels)  
FAR: 3.3, Buildable Area: 39,600 SF



Total: 39,600 SF  
36 units

Residential	
Townhouse	4 units
Market-Rate Unit	21 units
Affordable Unit (30%)	11 units
Assumptions:	
15% for Circulation	
Average unit size: 800 SF/unit, 1600 SF/townhouse	
Common space: 1600 SF	

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- Market-Rate Housing
- Affordable Housing
- Circulation

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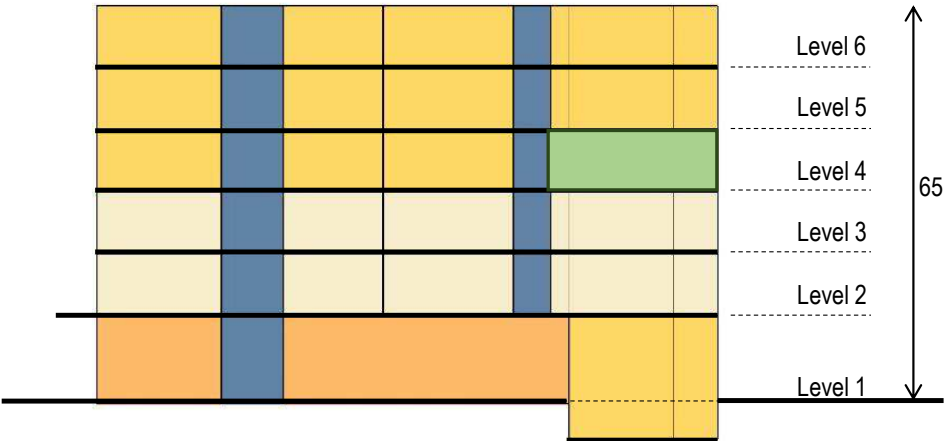


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# LR3 (M) – FAR Exemption and Owner Unit Incentive

Total Parcel Area: 12,000 SF (combination of 2 Parcels)  
FAR: 4.5, Buildable Area: 58,500 SF



<b>Total:</b>	<b>55,500 SF</b>	<b>6-story building</b>	
	<b>45 units</b>		
<b>Residential</b>		<b>Equitable Development</b>	<b>7,900 SF</b>
Townhouse	4 units		
Market-Rate Unit	27 units		
Affordable Unit (30%)	14 units		
Assumptions:			
15% for Circulation			
Average unit size: 800 SF/unit, 1600 SF/townhouse			
ED Programs: 20% of total SF			

- Owner
- Market-Rate Housing
- Affordable Housing
- Circulation
- ED program

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LR3 (M) – Current Standard

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**Total Parcel Area: 6,500 SF**  
**FAR: 2.3, Buildable Area: 14,950 SF**



LR3 (M) - Proposed Standard

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**Total Parcel Area: 12,000 SF (combination of 2 Parcels)**  
**FAR: 3.3, Buildable Area: 39,600 SF**



LR3 (M) 9/19/2022 FAR Exemption and Owner Unit Incentive © 2022 Media workshop inc

**Total Parcel Area: 12,000 SF (combination of 2 Parcels)**  
**FAR: 4.5, Buildable Area: 58,500 SF**



LR3 (M) 9/19/2022 FAR Exemption and Owner Unit Incentive

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**Comparison with current standard**





LR3 (M) – Proposed Standard



LR3 (M) – FAR Exemption and Owner Unit Incentive



**Comparison with current standard**  
LR3 (M) – FAR Exemption and Owner Unit Incentive

## LR3 (M) – Lowrise 3 (2 Parcels Development)

Current Standard



Proposed Standard



FAR Exemption and Owner Unit Incentive



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# City of Seattle

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Office of Planning & Community Development  
Rico Quirindongo, Director

## CITY OF SEATTLE ANALYSIS AND DECISION

### SEPA Threshold Determination for Connected Communities and Equitable Development Pilot Program

<b>Project Sponsor:</b>	Seattle City Council
<b>Location of Proposal:</b>	Commercial, Multifamily, and Neighborhood Residential Zones in Seattle
<b>Scope of Proposal:</b>	The proposal is a legislative action to add a new subsection to section 23.40 of the land use code for a connected community development partnership pilot program.

## BACKGROUND

### Proposal Description

A Seattle City Council office is proposing a term-limited, pilot program to encourage development with low to moderate income housing and neighborhood-serving equitable development uses. The proposal would add a new subsection under section 23.40 of the land use code. The pilot program would end by 2029 or after 35 qualifying projects have applied, whichever is earlier. Qualifying projects would be subject to alternate development standards providing additional allowed height, allowable floor area, exemptions from floor area calculations for certain uses, and qualifying projects would be exempt from Design Review and Mandatory Housing Affordability (MHA) requirements.

A complete description of the proposal is included in the SEPA checklist submitted. The summary below focuses on the most relevant components for evaluation of potential environmental impact.

Developments eligible for the pilot program are those that meet the following criteria.

- At least thirty percent of housing units are affordable to moderate-income households as defined by the City's Office of Housing (annual incomes not to exceed 80 percent of median for rental units or 100 percent of median income for ownership units), or housing that meets the same affordability threshold of at least thirty percent of units affordable to households with incomes no higher than 80 percent of area median income that is developed and owned by a public development authority with a focus on social housing, which is defined in the proposal.
- The development must be located on land owned or controlled by a qualifying community development organization, and must be at least 75% residential use, and must not be in a historic district except historic districts established with racially restrictive covenants.

- The application is during the eligible pilot program period of before the year 2029 or before 35 qualifying projects have applied, whichever is earlier.

Eligible developments would be subject to alternative development standards that provide increased development capacity compared to the underlying zone.

- Height limits. Height limits would be increased by 10 feet or (approximately one story) in lowrise zones; and would be increased by 25-35 feet (approximately 2 or three stories) in midrise-scale commercial and neighborhood commercial zones, and 40-50 feet (approximately 4 stories) in highrise scale zones.
- Floor Area Ratio (FAR) limits. Maximum FAR limits would be increased by approximately 30% in lowrise and commercial and neighborhood commercial zones in areas of the city that were subject to racially restrictive covenants or are eligible for the city's community preference policy, and approximately 25% in other areas.
- Neighborhood Residential and Residential Small Lot zones. Maximum lot coverage would increase by 15%, and maximum floor area ratio would increase by 0.5, and minimum front and rear setbacks would reduce to 5 feet.
- Additional FAR exemptions would be available for floor area in the development that is in two bedroom units, that is in an equitable development use defined in the proposed code section, or in a development located within ¼ mile of frequent transit.
- An ownership unit incentive provides additional flexibility for certain development standards if the development includes a home provided to a homeowner that owned the land prior to development.

## **Public Comment**

Proposed changes to the Land Use Code require City Council approval. Opportunity for public comment will occur during future Council meetings and a public hearing. Additionally, the council office proposing the amendment conducted community meetings to receive input from representatives of affordable housing development agencies in Seattle during the fall of 2023.

## **ANALYSIS - OVERVIEW**

The following describes the analysis conducted to determine if the proposal is likely to result in *probable significant adverse environmental impacts*. This threshold determination is based on:

- \* the copy of the proposed Ordinance;
- \* the information contained in the *SEPA checklist* (January 10, 2024);
- \* the information contained in the urban design study attached to the SEPA checklist; and
- \* the experience of OPCD analysts in reviewing similar documents and actions.

## **ELEMENTS OF THE ENVIRONMENT**

### **Short -Term Impacts**

As a non-project action, the proposal will not have any short-term adverse impact on the environment. No site-specific development is proposed. Future development affected

by this legislation will be reviewed under existing laws to address any short-term impacts on the environment stemming from eligible development. Existing construction codes and environmentally critical areas codes and other regulations not altered by this proposal would apply to future developments participating in the pilot program.

### **Long-Term Impacts**

As a non-project action, the proposal is anticipated to have moderate long-term impacts on the environment in and around the locations of any development projects that participate in the pilot program. Impacts are attributable to the increased scale and intensity of development that would be likely in eligible pilot projects compared to the development that would otherwise occur in the absence of the proposal on the same sites. The overall degree of impact is limited by the pilot nature of the proposal. A maximum of 35 eligible projects could take place and it is possible that fewer than that number would manifest. The period for eligible projects to apply under the pilot expires at the end of the year 2028.

### **Natural Environment**

The natural environment includes potential impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, releases of toxic or hazardous materials. Adoption of the proposed legislation is not anticipated to result in more than minor adverse impacts on any of these elements of the natural environment. The proposal could increase the potential scale, density or intensity of the future development in up to 35 development projects participating in the pilot program. The increases in scale of development in those projects could include a reduction in the amount of landscaping and vegetation on sites compared to development that would occur in the absence of the proposal, which could have a very small minor effect on elements of the natural environment. However, all development proposed under the pilot program would have to comply with the City's current energy codes, stormwater drainage standards, and Environmentally Critical Areas regulations. Therefore the new construction is not expected to have an adverse effect on the environment that exceeds that of development that could occur in the absence of the proposal. Therefore it is not expected that the increase in scale of development in the pilot projects would substantially increase the profile of impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, or releases of toxic or hazardous materials, compared to development that could occur in the absence of the proposal. Development standards governing landscaping requirements, tree planting, or green factor are not proposed for amendment.

### **Built Environment**

The proposed legislation will have moderate adverse impacts on the built environment in and around the specific locations where potential future developments that participate in the pilot program are located. Impacts to the built environment include any impacts related to land and shoreline use, height/bulk/scale, housing, historic preservation, transportation, and public utilities. Moderate adverse impacts stemming from the proposal would result related to height/bulk/scale in and around the specific locations near potential future pilot program projects. The proposal would result in minor adverse

impacts to land use, transportation, noise and light/glare in and around the specific locations near potential future pilot program developments. The proposal would impact housing, but the impact would be positive. Below is a discussion of impacts of the proposal on aspects of the and built environment:

### *Land Use*

The proposed legislation will have minor adverse impacts on land use, that would be confined to isolated specific locations where potential future developments that participate in the pilot program are located. The proposal does not alter the land use code's permitted uses tables so it does not change the land use classifications that are allowed on sites. The proposal would allow an expanded range of residential housing types in Neighborhood Residential zones. And the proposal allows for incrementally larger-sizes of certain land uses that are equitable development uses by way of the FAR exemption for such uses. An example of such uses that could potentially be larger under the proposal than under existing regulations are community centers or community gathering places. These changes could result in very minor incongruence between the planned land use descriptions and intent for neighborhood residential or lowrise zones. The incongruence would only be a small expansion of the type of incongruence allowed under existing regulations, and no major inconstancy with planned and expected patterns of activity and use characteristics would result. In addition, because the proposal could allow for more floor area in pilot program projects compared to under existing regulations the intensity or degree of the land use that is already allowed by existing regulations could be increased – such as more residents doing living activities, such as walking, cooking, talking and recreating in the area. Such intensification of activity could be perceived by some as an adverse impact if they experience additional noises, smells or shifts in social mores and norms compared to prior conditions. These types of changes however are a normal feature of living in an urban place and are not considered to be a significant adverse impact.

### *Height/Bulk/Scale*

The proposed legislation alters regulations regarding height, bulk, and scale for development proposals that participate in the pilot program by providing access to alternate development standards. The alternate development standards provide for higher height limits, floor area ratio limits and other flexibilities as described above and in the SEPA checklist and are seen in the proposed ordinance. The alternative development standards have potential to result in new pilot project buildings that are notably taller, have greater massing, and cover greater portions of sites than other neighboring structures. The increases could result in pilot program structures that are notably different in character and scale than the vicinity of the surrounding neighborhood. The urban design study attached to the checklist was consulted for consideration of the general nature of the potential impact, as well as contemplation by the department of the type of developments known to be likely under the proposed alternate development standards. It is likely that moderate impacts will stem from the potential increases to height/bulk/scale, but those impacts will be isolated to the specific locations in and around pilot program developments.

The specific nature of the adverse height/bulk/scale impacts could include the following. New larger structures could appear aesthetically to be looming or bulky to neighbors, pedestrians, and residents of the area. The larger scale structures could cast shadows onto neighboring properties and sidewalks that would be incrementally larger than from development that could occur in the absence of the proposal. Larger structures could impede some views and vistas that residents or users of an area where a pilot project is located are accustomed to. Increased bulk and scale of potentially larger new structures could be perceived by some as aesthetically displeasing because of a divergence with an established consistent scale of other structures in the block or neighborhood. The height/bulk/scale impacts above will be most acute in the immediate vicinity of pilot program developments and those development will be limited to a maximum of 35, which are likely to be dispersed and distributed across the city.

#### *Historic Preservation*

As noted in the SEPA checklist the area affected by the proposal includes historic landmark structures. The proposal does not encourage demolition of a landmark structures compared to the absence of the proposal. The proposed legislation does not alter the City's historic review processes for Landmark structures or structures in a designated historic district. Those processes would continue to provide strong protection of historic resources. The proposal does not affect land in historic districts except for the historic districts that were established with racially restrictive covenants. The majority of the City's designated historic districts were not established with racially restrictive covenant. The proposed alternate development standards could increase the maximum development capacity on sites that contain a historic-aged or designated historic structure. The increase development capacity could potentially increase the pressure to redevelop those properties, which could marginally increase the risk of alteration of historic aged structures and possible degradation of historic resources. However, adaptive reuse that restores and preserves historic resources is also possible in those scenarios. In the absence of a specific development proposal or more information about specific development sites it is not possible to identify specific adverse impacts to historic resources. It must be noted that the pilot program is limited to a maximum of 35 projects total, and the likelihood of any of those projects being located on a designated historic property is minimal because the complexity of development of a historic property would likely deter eligible organizations from selecting historic properties for pilot projects. In light of the factors discussed above no adverse impact to historic resources that is more than minor is expected.

#### *Noise, Light & Glare, Environmental Health,*

Impacts discussed above concerning height/bulk/scale could also manifest as adverse impacts in the form of noise and light and glare. These impacts would only be present in and around the specific locations of potential future pilot projects. Structures that are larger than neighboring structures could emit light from windows and exterior lighting fixtures visible to neighboring properties and rights of way in quantities that are greater than those that would be possible under existing regulations. If a higher number of homes are located on a pilot program site compared to the number that would result from development under existing regulations there could be an increased amount of

noise from resident activities – such as entering and exiting the building, verbal communication, music, and access by vehicles or other methods. These types of increases to noise and light and glare could create an adverse impact in the immediate vicinity of potential pilot program developments. The increases to noise, light and glare impacts would be incremental as compared to development that could occur in the absence of the proposal, and the impacts would be in isolated locations limited to a maximum of 35 across the city. For these reasons impacts to noise and light and glare would not be more than minor.

### *Transportation and Parking*

The proposed legislation will have minor adverse impacts on transportation and parking that would be confined to isolated specific locations where potential future developments that participate in the pilot program are located. Pilot program projects could include a greater number of residents and a greater amount of floor area in equitable development uses than would occur in potential development on the same sites in the absence of the proposal. As a result there are likely to be a greater number of trips by residents to and from the site, and there is potential for equitable development uses to attract pulses of activity by visitors and patrons. The increased trips could be vehicle trips, trips by transit or nonmotorized transportation. The impact from these trips could manifest as incremental congestion on adjacent roadways or sidewalks during peak times of activity such as commute hours. Since pilot projects are likely to be individual projects in an area these congestion impacts would only be likely if the pilot project is located on a narrow or non-arterial roadway and even in that case would not be more than minor. The vicinity of pilot projects could see an adverse impact to the availability of on-street parking if residents possess vehicles and park them on the street. A factor that mitigates the potential for impact to transportation and parking is that many of the pilot projects would be located in areas well-served by transit because eligible organizations have a preference for transit-served sites. Due to the limited pilot nature of the proposal, it is not likely that the overall magnitude of impact would be large enough to materially impact the city's transportation level of service. The type of localized transportation impacts described above would not result in more than a minor impact.

### *Public Services and Utilities*

The proposed legislation will have minor adverse impacts on public services in and around the specific locations of potential future developments that participate in the pilot program. Pilot program projects could include a greater number of residents and a greater amount of floor area in equitable development uses than would occur in potential development on the same sites in the absence of the proposal. As a result there is likely to be an incrementally greater demand on public services such as emergency services, usage of nearby parks and opens space, libraries etc. than would occur in the absence of the proposal. The additional demand could cause a very small increases to the crowding of public spaces or the time needed to wait for service by a librarian or similar effects of an incrementally increased number of people in a localized area. However, the degree of the potential impact on services from the maximum of 35 pilot projects would not be large enough to materially affect the city's level of service. With respect to utilities the increased load on utility infrastructure from a maximum of 35

pilot projects distributed across the city would not be large enough to create a perceptible adverse impact on those systems – such as the electrical grid, or sanitary sewer system.

## **DECISION – SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- ☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).
- ☐ [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

The limited number and eligibility timeframe of the proposal factors prominently in this environmental determination. Adverse impacts to localized areas of potential pilot program projects are identified and disclosed, however these impacts are not determined to rise to the level of significant impact because they would be isolated to specific locations that are most likely to be dispersed throughout the city.

## **RECOMMENDED CONDITIONS--SEPA**

If adopted into law, evaluate the degree of environmental impact of resulting pilot program development projects before renewing or expanding the pilot program.

Signature: \_\_\_[On File]\_\_\_\_\_

Geoffrey Wentlandt, Land Use Policy Manager  
Office of Planning and Community Development

Date: January 12, 2024



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Equitable Development Zoning and the Connected Communities Pilot

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KETIL FREEMAN, COUNCIL CENTRAL STAFF

LAND USE COMMITTEE

FEBRUARY 7, 2024

# Outline

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- Equitable Development Zoning: Past and Current Phases
- Evolution of Council work on the Connected Communities Pilot
- Connected Communities Pilot:
  - Purpose and intent
  - What the legislation would do
  - Incentives
- Where We Are Now & Next Steps

# Equitable Development Zoning: Past & Current Phases

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**Problem:** we fund equitable development through EDI, but regulate development in ways that can hinder, delay, complicate, and add cost to these projects

**Purpose:** align land use policy with our equitable development goals

**Informed by:** interviews with EDI applicants & grantees and ongoing ED stakeholder group

ongoing

**Permitting support for EDI projects**

code changes (August 2023)

**Legislation to remove code barriers to EDI projects**

current phase

**Flexibility for equitable development**

**Opportunity:** Projects that meet definition & criteria for equitable development could unlock alternative standards and capacity

# Evolution of Council work on the Connected Communities Pilot

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## Stakeholder convening since January 2022

- 35+ community organizations working in housing development, architecture, equitable land use, healthcare, food systems advocacy, tenant rights, homelessness services, arts, cultural anchors, and more.
- Stakeholders identified 3 needs:
  1. Removal of barriers for small community-based organizations to develop housing in order to stop displacement of their communities.
  2. More need for a broad range of incomes in developments in every neighborhood to build and improve community cohesion, and opportunity.
  3. Leverage for low or fixed-income homeowners to fight off predatory homebuying.

## Inclusion of EDZ/EDI priorities and OPCD collaboration since June 2023

- Addresses community demands to build a Seattle Within Reach, where services and commerce that meet everyone's needs are abundant and available within a 15-minute walk or roll of a home affordable to them.

## Presentation in Neighborhoods, Education, Civil Rights, and Culture Committee (September 2023)

- First public discussion. Councilmembers and the public were briefed on the potential scope and benefits of the proposed pilot.

# Connected Communities Pilot Program: Purpose and Intent

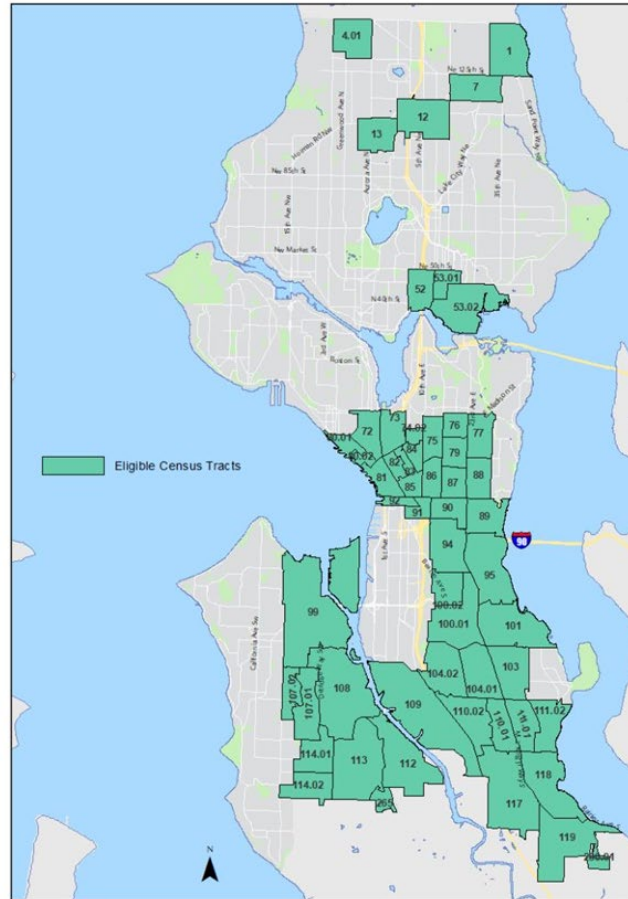
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Demonstrate the social benefits of equitable development with community-serving uses and housing available to a spectrum of household incomes through onsite affordability standards and incentives for housing and equitable development uses through partnership between public, private, and/or community-based organizations.

# Connected Communities: Where would it apply?

In zones that allow residential uses throughout the city (except downtown) with additional development capacity available in Office of Housing Community Preference area census tracts (left) and areas with historical racially restrictive covenants (right).

## Geographic Boundaries for Community Preference



Source: Seattle Office of Housing

Seattle  
Office of Housing



# Connected Communities: Eligibility and Affordability Requirements

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- **Pilot period:** applications submitted for 35 projects or through 2029
- **Eligible projects:** applicant must be, or include a partnership with, a community development organization or Public Development Authority that has as its mission development of affordable housing or equitable development uses
- **Residential affordability requirements:** 30 percent of units must be affordable to households at 80 percent of AMI for rental or 100 percent AMI for ownership

# Connected Communities: Incentives

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## Base Bonuses and Exemptions:

1. Bonuses: Floor Area Ratio, Extra Height, Less restrictive physical development standards like setback and façade requirements
2. Exemptions: Design Review, parking, Mandatory Housing Affordability

## Additional bonuses for:

1. Equitable development uses,
2. Location in an area with historically racially restrictive covenants or OH Community Preference Area, and/or
3. Provision of a unit to a property owner who might otherwise be displaced

# Connected Communities: Development Capacity Bonus – Neighborhood Residential Examples

	Current Standards				Proposed Standards					
NR and RSL Zones	FAR	Lot coverage	Yards and setbacks	Height (feet)	FAR	Density	Lot coverage	Yards and setbacks	Height (feet)	Incentive for Owner Unit
NR1, NR2, NR3	0.5	35%	20 feet front 25 feet rear 5 feet side	30	1.0	1 unit / 1,500 sq. ft. of lot area	50%	5 from any lot line	30	0.25 FAR 60% lot coverage
Residential Small Lot (RSL)	0.75	50%	10 feet front 10 feet rear 5 feet side	30	1.2 5	1 unit / 1,200 sq. ft. of lot area	65%	5 from any lot line	30	0.25 FAR 75% lot coverage

# Connected Communities: Development Capacity Bonus – Multifamily and Commercial Examples

	Current standards		Proposed standards			FAR exemption and owner unit incentive	
Multifamily & Commercial Zones	Height (feet)	FAR	Height (feet)	FAR	FAR in Racially Restrictive Covenant and Community Preference Areas	Maximum additional exempt FAR	FAR with owner unit incentive
<b>Multifamily Residential zones</b>							
LR1	30	1.3	40	1.6	1.7	0.5	0.3
LR2	40	1.4-1.6	50	1.8	1.9	1.0	0.5
LR3	40-50	1.8-2.3	65	3	3.3	1.0	0.5
<b>Commercial &amp; Neighborhood Commercial zones</b>							
NC-30 / C-30	30	2.50	55	3.00	3.25	1.0	0.5
NC-40 / C-40	40	3.00	75	3.75	4.00	1.0	0.5
NC-55 / C-55	55	3.75	85	4.75	5.00	1.0	0.5
NC-65 / C-65	65	4.50	95	5.50	5.75	1.0	0.5

# Where We Are Now & Next Steps

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- OPCD issued SEPA Determination of Non-Significance in January.
- SEPA comment period closed on February 1, appeal period ends on February 8.
- Legislation referred to committee early February.
- Public Hearing and second committee discussion February.
- Third committee discussion and possible committee vote March 6<sup>th</sup>.

# Questions?