



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Wednesday, April 17, 2024

2:00 PM

Public Hearing

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

Tammy J. Morales, Chair

Dan Strauss, Vice-Chair

Cathy Moore, Member

Maritza Rivera, Member

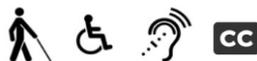
Tanya Woo, Member

Chair Info: 206-684-8802; Tammy.Morales@seattle.gov

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SEATTLE CITY COUNCIL

Land Use Committee

Agenda

April 17, 2024 - 2:00 PM

Public Hearing

Meeting Location:

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

Committee Website:

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

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 be broadcast via Seattle Channel.

Submit written comments to Councilmembers at 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. [Appt 02784](#) **Appointment of Stephen A. Allwine as member, Design Review Board, for a term to April 3, 2025.**

Attachments: [Appointment Packet](#)

Supporting Documents: [Presentation \(4/17/24\)](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

2. [Appt 02785](#) **Appointment of Ana Alvarez as member, Design Review Board, for a term to April 3, 2025.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

3. [Appt 02786](#) **Appointment of Akhil Arun as member, Design Review Board, for a term to April 3, 2025.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

4. [Appt 02787](#) **Appointment of Brenda L. Baxter as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

5. [Appt 02788](#) **Appointment of Vanessa Martina Boehm as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

6. [Appt 02789](#) **Appointment of Benjamin Doehr as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

7. [Appt 02790](#) **Appointment of Nick Duda as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

8. [Appt 02791](#) **Appointment of Nicholas Efthimiadis as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

9. [Appt 02792](#) **Reappointment of Che Fortaleza as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

10. [Appt 02793](#) **Appointment of Stuart Herrera-Enzuate as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

11. [Appt 02794](#) **Appointment of Daniel Hirsty as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

12. [Appt 02795](#) **Appointment of Quanlin Hu as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

13. [Appt 02796](#) **Appointment of Ethan Karlinsey as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

14. [Appt 02797](#) **Appointment of Nicole Li as member, Design Review Board, for a term to April 3, 2025.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

15. [Appt 02798](#) **Appointment of Sarah Ashley Maas as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

16. [Appt 02799](#) **Appointment of Jessie McClurg as member, Design Review Board, for a term to April 3, 2026.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote** (20 minutes for items 1-25)
- Presenters:** Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)
17. [Appt 02800](#) **Appointment of Brittany Port as member, Design Review Board, for a term to April 3, 2026.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote** (20 minutes for items 1-25)
- Presenters:** Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)
18. [Appt 02801](#) **Appointment of Keshav Prathivadi as member, Design Review Board, for a term to April 3, 2026.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote** (20 minutes for items 1-25)
- Presenters:** Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)
19. [Appt 02802](#) **Appointment of Joe Reilly as member, Design Review Board, for a term to April 3, 2025.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote** (20 minutes for items 1-25)
- Presenters:** Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

20. [Appt 02803](#) **Appointment of Dan Say as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

21. [Appt 02804](#) **Appointment of Gavin Schaefer as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

22. [Appt 02805](#) **Reappointment of Lisa Vasser as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

23. [Appt 02806](#) **Appointment of Kirsten Wild as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

24. [Appt 02807](#) **Appointment of Jacob Woll as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

25. [Appt 02808](#) **Appointment of Samantha Wong as member, Design Review Board, for a term to April 3, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 1-25)

Presenters: Theresa Neylon and Erika Ikstrums, Seattle Department of Construction and Inspections (SDCI)

26. [CB 120749](#) **AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.**

Supporting Documents:

[Summary and Fiscal Note](#)

[Summary Att 1 - SEPA DNS](#)

[Summary Att 2 - Area Map](#)

[Director's Report](#)

[Central Staff Memo and Amendment 1](#)

[Presentation \(4/17/24\)](#)

Briefing, Discussion, Public Hearing, and Possible Amendment (30 minutes)

Presenters: Geoff Wentlandt, Office of Planning and Community Development; Lish Whitson, Council Central Staff

27. [CB 120750](#) **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.

Supporting Documents:

[Summary and Fiscal Note](#)
[Summary Att A - SEPA Threshold Determination of Non-significance Presentation \(3/20/24\)](#)
[Central Staff Memo \(3/20/24\)](#)
[Amendment 1](#)
[Amendment 2](#)
[Amendment 3](#)
[Amendment 4](#)
[Amendment 5](#)

Briefing, Discussion, and Possible Vote (30 minute)

Presenter: Lish Whitson, Council Central Staff

E. Adjournment



Legislation Text

File #: Appt 02784, **Version:** 1

Appointment of Stephen A. Allwine as member, Design Review Board, for a term to April 3, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Stephen A. Allwine</i>		
Board/Commission Name: <i>West Design Review Board</i>		Position Title: <i>Business Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2023</i> to <i>4/3/2025</i> <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>North Beach</i>	Zip Code: <i>98117</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Stephen is the owner of Belldandy Consulting.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

Stephen A Allwine

Employment

Owner, Belldandy Consulting, Seattle, WA

May '18 – Present

Services clients within the Seattle design community, specializing in CAD and BIM software, project photography, strategic IT planning, web design and creation of marketing materials.

Boatswains Mate, United States Coast Guard, Station Seattle

February '18 – Present

Serving within the Coast Guard Reserve as a small boat crew member, specializing in maritime law enforcement and search and rescue

Director of Marketing & IT, Johnson Braund, Inc, Seattle, WA

March '06 – May '18

Managed all areas of architectural marketing, IT and public presentations. Implemented advanced resource management techniques, reducing energy consumption by 65% and water consumption by 90%.

News Producer, Anchor, Writer, Fisher Communications, WA

August '04 - March '06

Worked as on-air talent and producer at KOMO 1000 and News Writer for KOMO 4 in Seattle. Chief News Producer at KIMA 29 in Yakima.

Education

M.A. Infrastructure Planning and Management University of Washington

B.A. Communication. Broadcast Journalism. Central Washington University

B.A. in Film and Video Studies. Central Washington University

Minor - Business Administration. Central Washington University

A.P.P. Radio Broadcasting. Green River Community College

Solar PV Installation, South Seattle Community College

Solar Thermal Theory and Installation, Solar Energy International

USCG 50 Ton Masters Captain License, United States Maritime Academy

Awards & Accolades

US Green Building Council: National EBIE Award for Water Conservation & Building Design 2012

ENERGYSTAR National Award for Small Business Energy Conservation 2008

Telly Awards - Excellence in TV or cable programming - Entertainment 2004

Memberships

National Academy of Television Arts and Sciences, Chapter Vice-President, Treasurer '04- Present

City of Sumner, WA, Historic Preservation Commission, Commissioner '10-'15

Geekpi.com, Creator & owner of technology journalism blog '07-'11

References Available Upon Request

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Overview of Design Review Program

Photo by John Skelton



Seattle Department of
Construction & Inspections

Land Use Committee
Theresa Neylon & Erika Ikstrums | March 17, 2024

SDCI PURPOSE AND VALUES

Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

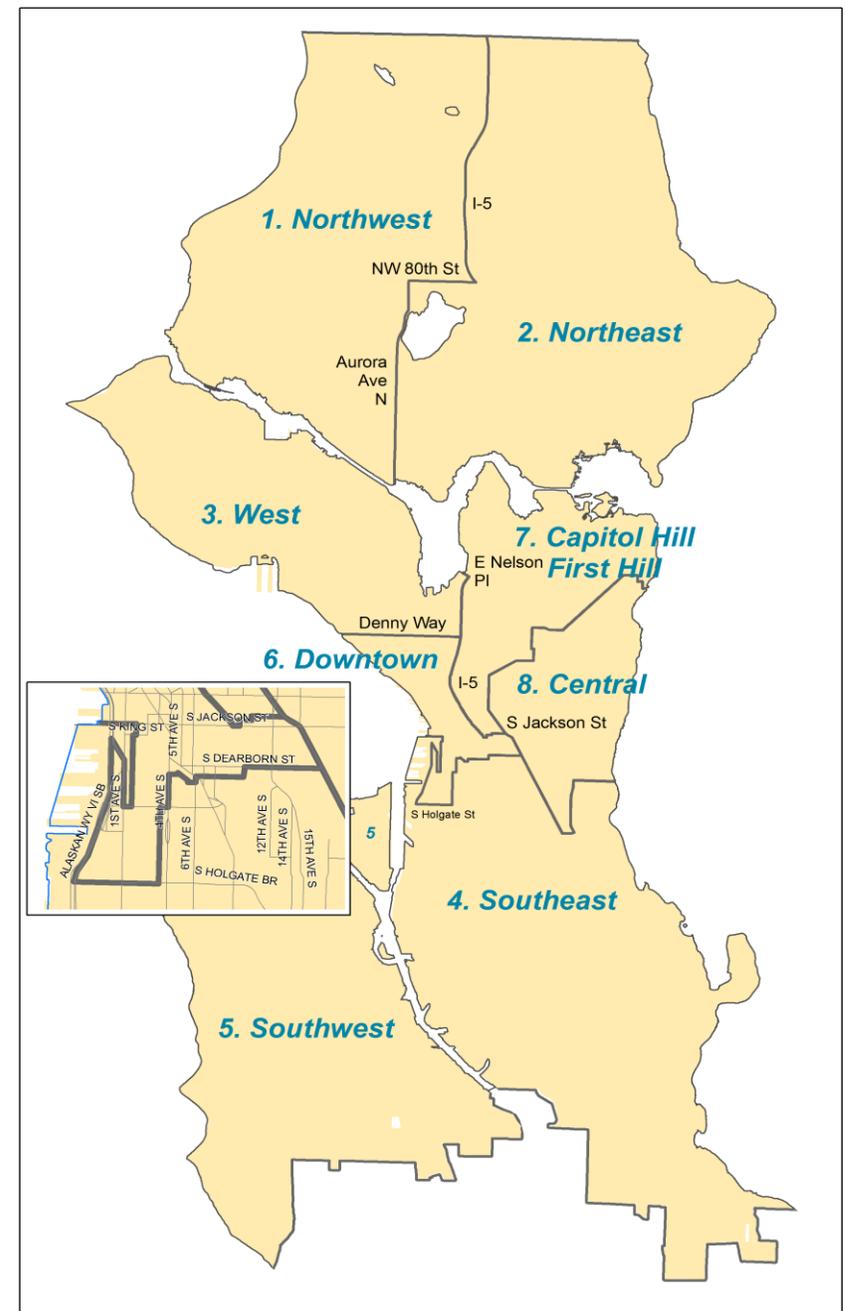
DESIGN REVIEW PROGRAM PURPOSE

- Encourage better design and site planning to ensure new development sensitively fits into neighborhoods.
- Provide flexibility in the application of development standards to better meet the intent of the Land Use Code.
- Improve communication and understanding among developers, neighborhoods and the City.



DESIGN REVIEW BOARDS

- Board Members are volunteers appointed by Mayor and Council for 2-year terms
- Each Board meets up to two times/month in the evenings
- Duties include:
 - Synthesizing community input
 - Providing early design guidance
 - Recommending conditions of approval to SDCI, if needed to meet Design Guidelines
 - Ensuring fair and consistent application of Design Guidelines



QUESTIONS?

Shelley Bolser
SDCI Design Review Program Manager
Shelley.Bolser@seattle.gov

Erika Ikstrums
SDCI Program Specialist
Erika.Ikstrums@seattle.gov



Legislation Text

File #: Appt 02785, **Version:** 1

Appointment of Ana Alvarez as member, Design Review Board, for a term to April 3, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Ana Alvarez		
Board/Commission Name: Southwest Design Review Board		Position Title: Business Representative
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Joint Mayor & Council	Date Appointed: mm/dd/yy.	Term of Position: * 4/4/2023 to 4/3/2025 <input checked="" type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: South Delridge	Zip Code: 98106	Contact Phone No.: Business phone # - NOT personal phone #
Background: Ana has a background in business administration and supply chain management.		
Authorizing Signature (original signature): 	Appointing Signatory: Tammy J. Morales Seattle City Councilmember	
Authorizing Signature (original signature): 	Appointing Signatory: Bruce A. Harrell Mayor of Seattle	

*Term begin and end date is fixed and tied to the position and not appointment date.

SKILLS

Certified Lean Six Sigma Green Belt Spanish (Fluent)
Data Mining, Processing, Modeling, Visualization, Analysis (APIs),
R, SQL, Python, Qualtrics, Advanced MS Excel, MS Access (Power BI, HTML, C#, CSS, Oracle Database Mgmt?)

EDUCATION

Northwest Wine Academy 2022 – present | Seattle
Certification in Wine Production

University of Washington 2022 | Seattle
Master of Supply Chain Management

University of Washington 2020 | Seattle
B.A. Business Administration (Concentrations: Information Systems & Operations and Supply Chain Management)
Graduated Magna Cum Laude

PROFESSIONAL EXPERIENCE

Foster School of Business Apr 2018 – Jun 2020 | Seattle
Research Assistant - Marketing Department

- Designed and validated data entry capture systems for use by teams distributed worldwide implementing advanced techniques such as APIs.
- Collaborated on data mining, modeling, cleaning, and analysis (entire data pipeline) projects, supporting faculty research within the department

The Boeing Company May 2019 – Sep 2019 | Renton, WA
Procurement & Supply Chain Analytics Intern

- Spearheaded a Loading Dock Streamlining and Enhancement project, resulting in an average 25% reduction in processing time.
- Created an intuitive purchase-order status dashboard, consolidating a variety of legacy data systems, including utilizing advanced techniques such as Lookup Pivot Tables and conditional formatting
- Ensured ongoing stakeholder engagement through status meetings with executive-level leadership, creation of documentation handover packets for smooth transition post-internship

City of Campbell, Public Works Dept. Dec 2015 – Jun 2016 | Campbell, CA
Administrative Assistant

- Took initiative and led the development of a streamlined online permit application flow using web tools to design a new forms system.
- Resulted in average 30% reduction in wait time, and decrease in daily phone calls for status updates from citizens.
- Performed a variety of administrative / front desk duties including scheduling recording minute notes interfacing with clients and visitors, and other office duties

Kumon Inc. Jan 2015 – Sep 2017
Instructor Los Gatos, California

- Led a project to overhaul tracking system for student performance, leading to over 40% reduction in missing or late assignments
- Accurately managed and generated weekly reports using database language tools for over 500 student clients.
- Performed a variety of administrative functions such as document management, cleaning, and front-of-house duties

CERTIFICATES

Certified Lean Six Sigma Green Belt, Forklift Certified, MAST 12 Server's Permit

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02786, **Version:** 1

Appointment of Akhil Arun as member, Design Review Board, for a term to April 3, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Akhil Arun		
Board/Commission Name: East Design Review Board		Position Title: Development Professional
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2023 to 4/3/2025 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Capitol Hill	Zip Code: 98102	Contact Phone No.: Business phone # - NOT personal phone #
Background: Akhil is a Development Associate at DESC Seattle.		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024		Appointing Signatory: Tammy J. Morales Seattle City Councilmember

*Term begin and end date is fixed and tied to the position and not the appointment date.

Education	<p>Columbia University</p> <ul style="list-style-type: none"> • <i>Construction Project Management Certificate</i> <p>Syracuse University</p> <ul style="list-style-type: none"> • <i>Masters of Architecture</i> <p>Lasalle School of Design</p> <ul style="list-style-type: none"> • <i>B.A Interior Design</i> 	<p>Feb 2020 - Jun 2020</p> <p>Aug 2016 - Nov 2019</p> <p>Aug 2012 - May 2015</p>
Professional Experience	<p>Development Associate, DESC. <i>Seattle</i></p> <ul style="list-style-type: none"> • <i>Familiarity with low-income tax credit housing development.</i> • <i>Early-stage site feasibility analysis. Site identification, zoning review, and title review.</i> • <i>Coordination with architect, real estate brokers and sellers to initiate sales process. Review of letter of intent, PSA agreements, and coordination with sellers.</i> • <i>Review of loan documents. Coordination between funders, legal teams, and internal development team to effectively manage funding stack.</i> • <i>Preparation and management of multiple RFP's</i> • <i>Construction monitoring. Reviewing daily logs, submittals, construction schedules and costs. Tracking and reviewing change orders.</i> • <i>Coordination with city district utilities to establish preconstruction requirements. Review of insurance requirements, attaining coverage and gathering required documentation.</i> • <i>Managing and processing monthly construction draws. Management of project accounting spreadsheets to track budgets and cashflows.</i> 	<p>Feb 2023 - Current</p>
	<p>Development Coordinator, Burrard Properties. <i>Seattle</i></p> <ul style="list-style-type: none"> • <i>General planning overview of several projects through design, estimation, scheduling, and budgeting phases.</i> • <i>Research, negotiations, and drafting of various contracts for civil, engineering and design related projects.</i> • <i>Supervision of subcontractor and subordinate staff activities. Management of project timelines and budgets.</i> • <i>Preparation of construction project estimates.</i> • <i>Tracking and logging project expenditure. Managing and following project cashflows.</i> • <i>Various forms of research to support early-stage project development. Environmental, civil, demographic and market related analysis.</i> • <i>Periodic market research to support Pro-Forma development</i> • <i>Program Management. Design and development of rent to own program for Nexus project. Generated \$45,000 of cashflow & \$2.5million in sales.</i> 	<p>Oct 2021 - Feb 2023</p>
	<p>Design Drafter, BEE Consulting. <i>Seattle</i></p> <ul style="list-style-type: none"> • <i>Coordination between Geotechnical engineer, Civil Engineer, Contractor, and Project manager to ensure appropriate application of waterproofing and air barrier systems.</i> • <i>Coordination with on-field site inspectors to develop solutions for Project-specific issues.</i> • <i>Production and design of envelope details for residential and commercial construction.</i> • <i>Drafting and management of specification sheets and material location drawings</i> • <i>Production of multiple detail assembly drawing sets for residential and commercial projects</i> • <i>Design of custom details for multiple projects through architectural and structural sets.</i> • <i>Coordination with professional engineers, project managers, and design teams.</i> 	<p>Aug 2021 - Oct 2021</p>

Professional Experience

Designer, Cottage LLC. *San Francisco*

- *Coordination with sales team to identify and assess the feasibility of multiple ADU projects.*
- *Development of multiple Schematic level design packages.*
- *Lead numerous schematic level design presentations between client and Cottage. Schematic level design for 24,000sqft of residential space.*
- *Lead and coordinated multiple design development meetings with clients and project managers.*
- *Coordination and development of multiple ADU's between project manager, structural engineer, and client.*
- *Review and production of multiple permit packages of ADU's. Permit production for 15,000sqft of residential space.*
- *Familiarity with California residential building code and city permit process.*

Technical Skills

Architecture & Design

- *Bluebeam, Procore, Smartsheets, Revit, Rhino, AutoCAD, Maya, 3D Max, Google Sketchup, Vray, Revit, Adobe suite*

Data Analysis & Presentation

- *ArcGIS, Diva, Grasshopper, TeamGantt, MS Project, Word, Excel, Powerpoint*

Awards & Invitations

AUDTT - Architecture & Urban ThinkTank. *Creative Director, Co-Founder*

- *Co-founded think tank to research and catalogue larger scale urban conditions with mid-tier Cities*
- *Incharge of Design proposals and Team coordination.*

Design Teaching Assistant - Awarded

- *Syracuse University School Of Architecture Co-taught architectural design studio with focus on urban analysis and design intergration*
- *Top 5% awarded full scholarship design studio teaching assistantship*

Graduate Research & Teaching Assistant - Awarded

- *ARC 242 Architectural Theory Graduate research on urban enclave and migratory design patterns.*
- *Graduate research on political border conditions on the Balkans*

Creative Research Grant - Awarded

- *Proposal based award. Grant awarded to perform urban research focused investigations.*
- *Unbuilt New York - Presentation based on series of speculative projects within New York greater.*

IMPACT Prize - Awarded

- *Blackstone IMPACT Prize for Social Innovation*

Visitng Critic - Invitation

- *ARC 202 (Fall 2020), Final Review critic for student work*

Works Published

3 Cities Asia - Works Published

- *Select works published*

The Village of Global Warming - Exhibition

- *Select works featured in overall exhibition*

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
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6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
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6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
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9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
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6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
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5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
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9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
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6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
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1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02787, **Version:** 1

Appointment of Brenda L. Baxter as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Brenda L. Baxter</i>		
Board/Commission Name: <i>Southeast Design Review Board</i>		Position Title: <i>Development Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Hillman City</i>	Zip Code: <i>98118</i>	Contact Phone No.: [REDACTED]
Background: <i>Brenda is a Senior Project Manager at Jones Lang LaSalle.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

BRENDA L. BAXTER

EDUCATION

UNIVERSITY OF WASHINGTON - [SEATTLE, WA]
B.A. Architecture, June 2008
B.S. Construction Management, June 2009

PROFESSIONAL EXPERIENCE

JONES LANG LASALLE

PROJECT DEVELOPMENT SERVICES (PDS) - SENIOR PROJECT MANAGER - [MAY 2021 - PRESENT]

- Development management, design and construction management, capital and cost management, multi-site, multi-market delivery, relocation management, space planning, feasibility studies, building survey and audit services, lease and sublease support, and schedule management.
- Instrumental business development, interview, and sales experience.

PINE STREET GROUP LLC.

WASHINGTON STATE CONVENTION CENTER ADDITION (WSCCA) - PROJECT MANAGER - [2017 - 2021]

- Overarching design team and consultant management. Including scheduling, in depth collaboration across disciplines, document control, and construction administration support.
- Integration of WSCC operational needs during design development and ongoing during construction.
- Quality assurance and controls oversight.
- Seattle design commission, entitlements, historic landmark, design review board, and permitting support.
- Coordination with 4Culture, Transpo, KC Metro, SDOT, and numerous other city agencies.
- Public art program design guidance, scheduling, and construction integration.
- Retail space planning, leasing, operations, and tenant coordination.
- Residential and Office Co-Development tower design and permitting guidance.

TURNER CONSTRUCTION COMPANY - [SEATTLE, WA]

2ND & PINE APARTMENTS - EXTERIOR ENVELOPE MANAGER - [2015 - 2017]

- Luxury 40-story, 576,425 SF residential tower with 398 residential units and 3,000 SF of retail space.
- Oversight of all facets of multiple trades through pre-construction, construction, and closeout.
- Continuous focus on operations, process improvement, lean philosophies, and quality control.

SPECIAL PROJECTS DIVISION - PROJECT MANAGER [2008 - 2015]

- Management of multiple high-end projects and occupied renovations simultaneously.
- Management, training, and development of multiple project teams.

SAMPLE OF PROJECTS

George F. Russell Hall Jr. Hall	Seattle, W.A.
Concur Technologies Headquarters	Bellevue, W.A.
K&L Gates LLP Offices	Seattle, W.A.
DocuSign Offices @ Russell Investments	Seattle, W.A.
Allrecipes.com Headquarters	Seattle, W.A.
Boeing Northwest Executive Offices	Everett, W.A.
Boeing Medical Center Relocation	Everett, W.A.
Boeing 777x Leased Building Buildouts	Everett, W.A.
BitTitan Cloud Enablement Offices	Kirkland, W.A.
American Express Centurion Lounge	SeaTac Airport

YOUNG PROFESSIONALS OF SEATTLE

BOARD MEMBER & DIRECTOR OF EVENTS - [2012 - 2017]

- A networking organization emphasizing professional development, volunteerism, and facilitating young professionals to make connections.
- Management of the events committee, monthly networking events, as well as various special events.

AMBIA INC. ENDURING ARCHITECTURE - [SEATTLE + OLYMPIA, WA]

INTERN ARCHITECT [2007 - 2008]

- Assisted within the residential, educational, and governmental studios.

BRENDA L. BAXTER

██████████
████████████████████

PROFICIENCIES

- Project management tools such as Procore, Fieldwire, Trello, OneNote, SharePoint, and PlanGrid.
- Outlook, Excel, Microsoft Office, Microsoft Project, BlueBeam, AutoDesk-CAD, Microsoft Teams, and ZOOM.

Design Review Board

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5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02788, **Version:** 1

Appointment of Vanessa Martina Boehm as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Vanessa Martina Böehm		
Board/Commission Name: Northwest Design Review Board		Position Title: Local Residential Representative
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Joint Mayor & Council	Date Appointed: mm/dd/yy.	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Greenwood	Zip Code: 98103	Contact Phone No.: Business phone # - NOT personal phone #
Background: Vanessa is a Senior Data Scientist at Nautilus Labs.		
Authorizing Signature (original signature): 	Appointing Signatory: Tammy J. Morales Seattle City Councilmember	
Authorizing Signature (original signature): 	Appointing Signatory: Bruce A. Harrell Mayor of Seattle	

*Term begin and end date is fixed and tied to the position and not appointment date.

Vanessa Martina Boehm, Ph.D. (she/her)

PROFESSIONAL PROFILE

Mission-driven data scientist with more than 9 years experience developing data modeling and analysis algorithms in academia and industry.

WORK EXPERIENCE

Senior Data Scientist - Nautilus Labs, Remote, Jan 2023-present

Working to reduce carbon emission from ocean commerce and transportation

- Developing machine learning algorithms to monitor and optimize vessel performance
- Leveraging high-dimensional optimization for vessel routing and operation

Postdoctoral Research Fellow - Berkeley Center for Cosmological Physics, UC Berkeley, Nov 2017 - Nov 2022

- Designed and applied deep learning frameworks for scientific discovery, anomaly detection, and probabilistic inference
- Developed numerical simulations of high-dimensional, nonlinear physical systems
- Applied data science and machine learning techniques in a multitude of domains, including astrophysics, earth science, epidemiology, and social sciences. For example,
 - Developed algorithms for rapid natural disaster assessment from space
 - Used machine learning to estimate the mortality from COVID-19 in the early stages of the pandemic (published in Nature Communications)
 - Worked with a non-profit to identify shifts in applicants to food stamp programs during the pandemic
 - Studied the impact of COVID-19 responses on underrepresented groups in astrophysics research (published in Nature Astrophysics)

Doctoral Research Fellow - Max-Planck Institute for Astrophysics, Garching, Germany, Oct 2013 - Oct 2017

- Developed numerical Bayesian algorithms for the analysis of weak galaxy lensing
- Identified an important bias to measurements of early Universe physics

Master Research Fellow - Center for Astrophysics of the University of Porto, Porto, Portugal, 2012/2013

- Used numerical simulations to study the evolution of galaxies and their properties

EDUCATION & DEGREES

Ph.D. - Ludwig-Maximilian University (LMU), Munich, Germany, July 2017

graduated *summa cum laude*

Master of Science (Physics) - Heidelberg University, Germany, July 2013

Bachelor of Science (Physics) - Heidelberg University, Germany, July 2011

MENTORSHIP, TEACHING AND SERVICE

5+ years of mentoring experience of students at all academic levels

Mentor for N3AS Research Program: Paid research opportunities and career mentoring for transfer students in the Berkeley Physics Program (2022)

Teacher for LSSTC Data Science Fellowship Program: Fellowship providing data science training and mentoring to a diverse pool of astrophysics students from all over the world (2022)

Mentor for Society of Women in the Physical Sciences (SWPS) (2021/2022)

Judge for "Jugend Forscht" (2014-2017) - Germany's largest and most prestigious Youth science competition

Mentor for the Heidelberg Life-Science Lab (2007-2012) an inclusive, non-metric based program supporting high school students interested in scientific careers

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02789, **Version:** 1

Appointment of Benjamin Doehr as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Benjamin Doehr</i>		
Board/Commission Name: <i>Northeast Design Review Board</i>		Position Title: <i>Business Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2024</i> to <i>4/3/2026</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Queen Anne</i>	Zip Code: <i>98119</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Benjamin is a Senior Product Manager at Amazon Web Services.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

Benjamin Doehr, CFA

EXPERIENCE

Senior Product Manager, Amazon Web Services (AWS) Nov 2022-Present

Senior Financial Analyst, AWS Oct 2021-Nov 2022

Financial Analyst, AWS Aug 2019-Oct 2021

- Modeled forward-looking deal P&Ls for AWS's largest and most strategic private pricing customers, providing deal structuring guidance and financial analysis to the sales teams for >100 deals
- Led a project to develop an in-house database of customer usage that reduced the time it took for our business partners to fill out deal intake templates from 5-6 hours to <1 minute
- Owned an executive-level goal to develop and scale customer performance analyses, including creating analysis templates, developing requirements with product management and software development teams, and hiring and developing a team, resulting in VP- and CFO-level deliverables that inform decision-making on large strategic deals
- Designed a study and partnered with a data science team to analyze historical customer AWS usage using machine learning to more accurately predict customer spend and improve revenue forecasts
- Researched, designed, and led the modeling team's move from email-based intake to a ticketing request system, resulting in more consistent recordkeeping, greater visibility for leadership into the modeling queue, and improved performance metric reporting
- Served on the deal review team, responsible for reviewing deals for quality control, mentoring newer coworkers on best practices, and maintaining documentation to improve deal quality

Financial Institution Examiner, Federal Deposit Insurance Corporation (FDIC) Feb 2019-Aug 2019

Financial Institution Specialist, FDIC Aug 2015-Feb 2019

- Examined state-chartered banks (\$20 million to \$26 billion in assets) throughout Washington and Alaska as part of the Division of Risk Management Supervision, including performing in lead roles in operations and asset review
- Independently created new user dashboards with VBA in Excel to assist with Bank Secrecy Act (BSA) examinations that translate large data sets into understandable and actionable examination information; maintained these dashboards with continual feature additions and performance enhancements
- Designed innovative methods for analyzing and visualizing the success of strategies for managing assets from failed bank receiverships and recommended improved strategies to senior managers to recoup losses on these assets in future bank failures
- Served as a Capital Markets Subject Matter Expert for the territory, assisting with complex examinations and acting as a resource for territory staff with securities and interest rate risk questions and findings

Mentor, Macroeconomic Analysis, Grinnell College Aug 2013-May 2015

- Created a curriculum based on both real-world data and classroom materials to solve in combination with lectures and homework to help students develop a mastery of the material
- Lead macroeconomics practice sessions of between ten and twenty students to help them gain experience solving complex problems and enhancing analytical skills by using my developed curriculum

EDUCATION & TRAINING

AWS Certified Cloud Practitioner Apr 2020

- Validates cloud fluency and foundational AWS knowledge

Chartered Financial Analyst (CFA) Program Jul 2019

- Tests the fundamentals of investment tools, valuing assets, and portfolio management

FDIC Technical Evaluation (TE) Nov 2018

- Demonstrates knowledge and mastery of concepts related to bank examinations and qualifies individuals to lead examination teams.

Bachelor of Arts, Grinnell College - GPA: 3.79 May 2015

- Economics, with Honors; Chemistry, with Honors; Concentration in Policy Studies

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02790, **Version:** 1

Appointment of Nick Duda as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Nick Duda</i>		
Board/Commission Name: <i>Southeast Design Review Board</i>		Position Title: <i>Business Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2024</i> to <i>4/3/2026</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Schmitz Park</i>	Zip Code: <i>98116</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Nick has a background in client services within data analysis technology consulting organizations.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

Nick Duda



Team leader with 17 years of experience, ranging from large, multinational organizations to startup consulting teams. Looking to make the transition from private to public sector, addressing key challenges and opportunities within Seattle and King County. Broad range of personal and academic interests, spanning economic development, geopolitics, consumer and big data technologies, with strong business, P&L management, and M&A fundamentals. Returning professionally from paternity leave and a professional sabbatical.

Skills

- **Strategy development and execution** driving high-impact, complex client solutions
- Exceptional **communication** skills, able to navigate complexity for both C-level presentations and executional team needs
- Highly strategic and long-term **critical thinking**, backed by extensive data analysis experience
- Highly **adaptable and flexible**, able to operate at all altitudes of key projects and initiatives
- Key focus on **process improvements**, improving efficiency and efficacy of client service needs
- Strong **team leadership** experience, with key focus on development and mentorship for growth

Experience

MARCH 2017 – AUGUST 2022

Stackline, an eCommerce and Data Analytics Firm

Joined in 2017 in a founding leadership role of a 10-person bootstrapped startup. Served in three different leadership roles, across different client facing teams, contributing to growth of staff to over 250 employees and annual recurring revenue over \$65M. Key stakeholder for all non-technical recruiting, product and services roadmap development, and designer of comprehensive strategy framework for applying proprietary data to inform client decisions.

MARCH 2022 – AUGUST 2022

Head of Customer Success / Stackline, Seattle, WA

Led Customer Success in an interim role due to significant team needs and a leadership transition and gap. Assumed role due to strong company knowledge and team trust to manage a 4-month period of major change. Onboarded and implemented two new external software systems for process measurement and automation, doubled the team headcount, and closed multiple client-facing process gaps in current SAAS support. Managed team of 20 through period of organizational change, including new team and client reporting structure, new tools integration, and new leadership. Early results drove an 18% increase in client touchpoints and 2% reduction in client churn. Transferred role to new leadership that I'd hired before leaving for paternity leave.

JANUARY 2020 – MARCH 2022

Director of Strategy and Insights / Stackline, Seattle, WA

Established and developed a strategy consulting organization within Stackline (\$6M+ in ARR), leading strategic engagements with both top Fortune 200 clients and high-growth mid-market brands, with focus on innovative consulting projects (M&A target sourcing and due diligence, unique analytical application of new data sources, and long-term digital investment projects). Tripled team size in two years, while launching a LATAM regional expansion initiative, renewing multiyear contracts for 15+ financial service firms, and establishing Stackline as a necessary due diligence partner for eCommerce acquisitions.

MARCH 2017 – JANUARY 2020

Director of Professional Services / Stackline, Seattle, WA

Led eCommerce and digital media service organization of up to 40+ team members, servicing channel marketing, sales, and analytical needs for top 30 Stackline clients. Ranging across multiple category verticals, managed over \$10M in revenue, and over \$500M in advertising buys, grew service organization by 90% CAGR over 3+ years in role. Multiple new products, services, data analyses, and team processes developed for internal and client needs, including customized reporting tools, creation of new GTM process, and novel profitability management process to drive client margin and Stackline's growth in the key service line of business.

JUNE 2015 – FEBRUARY 2017

Sr. National Sales Manager / KIND Snacks, Seattle, WA

Managed all P&L and Account sales activity for \$40M portfolio of eCommerce retailers for KIND Snacks, including Amazon, Walmart, and 8 additional smaller accounts. Grew overall book of business 38% while improving margins by 320bps through strategic management of assortment, promotional plans, and restructured core relationship with Amazon. Won Vendor of the Year as best-in-class vendor across Amazon Grocery teams due to elevated partnership.

MAY 2013 – MAY 2015

Sr. Vendor Manager / Amazon.com, Seattle, WA

Managed \$185M Musical Instrument category, leading negotiations with over 200 vendors, identifying and creating a new division wide process to eliminate over \$100M in aged and heavily unproductive inventory (driving \$3.4M in FCF), and implementing a best-in-class vendor experience initiative to the apprehensive Musical instrument industry vendors, increasing overall trust and partnership.

APRIL 2012 – SEPTEMBER 2012

Buyer, Digital Entertainment / Target, Minneapolis, MN

Initial member of three-person launch team for new digital media product. Created launch plan, initial studio negotiations across top 10 studios, and overall GTM strategy for Target Ticket, a digital video service planned to launch in mid-2013. Influenced product design, consumer experience product flows, and key feature prioritization.

JULY 2010 – APRIL 2012

Manager, Movies Department / Target, Minneapolis, MN

Managed team of 6 analysts and \$2.1B P&L for Target Movies department. Effectively managed through period of great change in movie industry, reengineering the entire reverse supply chain product flow, innovating on new inventory allocation and distribution methods. Led to final year delivering 25% sales

growth, 4% margin improvements, 6% contribution improvements. Won SVP award for Excellence in Q4 2011 and coached 4 team members to win quarterly division-wide awards.

JULY 2009 – JULY 2010

Replenishment Operations Consultant / Target, Minneapolis, MN

Division-wide consultant role, focused on \$7.5B Seasonal Home goods. Drove major improvements to seasonal inventory flow processes, increasing turnover by 20%. Led weekly 25+ person training session on tools, strategies, and broader corporate updates, through strong training and communication skills.

JULY 2007 – JUNE 2009

Sr. Business Analyst / Target, Minneapolis, MN

Responsible for inventory orders and allocation for \$130M Boy Apparel business. Won two Directors Awards for new process implementations to improve turnover rate and better segment major inventory buys for key seasons like Back-to-School.

Education

AUGUST 2003 - MAY 2007

Bachelor of Arts, Political Science / University of Notre Dame, South Bend IN

Multidisciplinary Minor: Science / Arts and Letters Honors Program

FEBRUARY 2006 – AUGUST 2006

Study Abroad & Independent Research / University of Notre Dame Australia, Fremantle, Western Australia

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02791, **Version:** 1

Appointment of Nicholas Efthimiadis as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Nicholas Efthimiadis</i>		
Board/Commission Name: <i>Northwest Design Review Board</i>		Position Title: <i>Development Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Ravenna</i>	Zip Code: <i>98115</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Nicholas is an Assistant Project Developer at Mercy Housing.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Nicholas Efthimiadis

Experience

Mercy Housing, Assistant Project Developer II (December 2021 – Present)

Seattle, WA

- Completed:
 - Assisting [2022] – Trailview, 77-unit affordable community with an early learning child center (YMCA) in Bellingham, WA
 - Assisting [2023] – Evergreen Ridge, 145-unit affordable community resident-occupied exterior rehab in Bellingham, WA
- Construction:
 - Managing [2024] – Millworks, 83-unit affordable community with early learning child center in Bellingham, WA
 - Assisting [2025] – Angle Lake Family Housing, 130-unit affordable community in SeaTac, WA

Hunters Capital, Market Research and Development Analyst (November 2016 – December 2021)

Seattle, WA

- Research and analyze Seattle land-use zoning as it pertains to land acquisition
- Investigate MHA implications on future multi-family and office development plans
- Assist President of Development over the pre-construction life of a project: acquisition, feasibility, entitlement, and design
- Assist in RFP bidding process for architect services and other major subcontractors on two multi-family 60-100-unit developments
- Manage pre-construction development budget with monthly reporting
- Conduct financial analysis and deal underwriting on multi-family, ground-up development
- Overhaul company multi-family development pro forma template
- Develop and enhance numerous company pro forma templates: tenant lease and TI analysis, five- and ten-year DCF analysis, and joint-venture distribution analysis
- Draft commercial leases for a variety of office and retail users
- Design marketing material for commercial vacancies and disseminate them on CoStar, LoopNet, Office Space, 42 Floors, and Craigslist
- Ensure commercial tenants and contractors hold active commercial liability and/or property insurance
- Participate in community affairs as a company representative: on the Pike/Pine Neighborhood Council (P/PUNC) and at design review meetings, neighborhood planning meetings, and required community outreach meetings

Stoke Investments, Development Manager (November 2020 – Present)

Seattle, WA

- Advise and execute investment and development strategy for a high-net-worth individual's small and growing real estate portfolio
- Manage the entitlement, design, and disposition process of two single-family homes in Seattle's Greenwood neighborhood
- Conduct feasibility analysis on all potential acquisitions and development opportunities
- Responsible for residential property management (leasing, resident relations, vendor & maintenance requests) for an 18-unit portfolio

Education

University of Washington

Seattle, WA

M.A. Urban Planning

Sep. 2017 – Dec. 2021

- **Thesis: Locational Patterns of Low-Income Housing Tax Credit (LIHTC) Developments in the Seattle Region**

M.S. Real Estate

Sep. 2017 – Mar. 2020

- **Graduate Certificate in Housing Studies**
- **Semi-finalist – 2019 Bank of America Merrill Lynch Low Income Housing Challenge**

B.A. Economics, Minor in Urban Design and Planning – 3.4 GPA

Aug. 2012 – Jun. 2016

- **University of Washington Alpine Ski Team**
 - Team officer and coach in 2017, 2018, and 2019 seasons
- **Honors Study Abroad Seminars:** Romania (2013), Romania & Georgia (2015)

Aug. 2014 – Mar. 2020

Leadership Activities, Community Service, and Interests

Pike/Pine Urban Neighborhood Council (P/PUNC), Leadership (January 2017 – 2020)

Seattle, WA

- Review and provide critical feedback of Capitol Hill development designs prior to EDG or DRB meetings
- Write letters of support with other members to help supported projects in the design review process
- Engage community over urban design interventions on Capitol Hill

St. Demetrious Greek Festival, Volunteer (2010 – Present)

Seattle, WA

- Volunteer at the annual St. Demetrious Greek Festival located in Seattle. It's a great way to connect to my Greek heritage and show others what that means. All festival proceeds are donated to charity.

University of Washington Alpine Ski Team, Volunteer Coach (March 2020 – Present)

Seattle, WA

University of Washington Campus Philharmonia Orchestra, French Horn (2015 – 2020)

Seattle, WA

Hobbies & Interests: Urban planning, transportation policy, skiing and ski racing, recreational mountain biking, backpacking, hiking, travel, languages (Bosnian/Croatian/Serbian, A2; Greek, B2)

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02792, **Version:** 1

Reappointment of Che Fortaleza as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

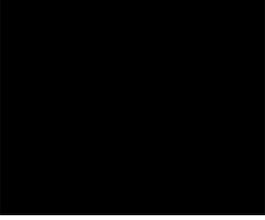
Appointee Name: <i>Che Fortaleza</i>		
Board/Commission Name: <i>Downtown Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Belltown</i>	Zip Code: <i>98104</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Che is a Project Manager at Jackson Main Architecture.</i>		
Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.



CHE FORTALEZA

ra, ncarb



PROFILE

Exceptional project management skills. Key player in organizational change. Strong background in architecture and interior design. Results-oriented, focused, highly-organized professional with 20+ years of diversified project experience. Proven track record at different levels in all phases and aspects of architecture. Reputable and highly efficient leader. Excellent team player. Fosters strong client and consultant relationships. Pioneer in direct and strategic marketing. Expert in Client Satisfaction.

Project Types

- Mixed-Use Retail-Multi-Family, Student Housing
- Hospitality
- Corporate Retail
- Condominium and High-End Residential, Senior Housing
- Office Buildings, Tenant Fit-Outs, and BOMA Calculations
- Speculative Buildings and Adaptive Reuse
- Urban Design, Planning, and Site Development
- Restaurants, Retail, Art Studio, Hotels, Wellness Center, Salon and Spa
- Religious Buildings, Technical Colleges, Banks, City Hall, Correctional Facility, Medical Offices
- Industrial Facilities
- Forensic Architecture
- International Exhibitions, Museums, International Airport

EXPERIENCE

Project Manager, Jackson Main Architecture

Seattle, WA — June 2019 - Present

Focus on Multi-Family. Project Management.. Manages project team, schedule, production, coordination, and delegation. Works with local jurisdictions on design review and plan approvals, permit processing, and submittals. Construction administration, RFI and submittal process.

Project Manager, Stanton Architecture

San Francisco, CA — March 2017 - May 2019

Focus on Hospitality. Project Management, Team Building and Client Relations. Manages project team, schedule, budget and fees, production, coordination, and delegation. Works with local jurisdictions on plan review and approvals, project development, and permit acquisitions. Active involvement with the Standards Committee.

Architect/Project Manager, CR architecture + design

Seattle, WA — August 2014 - March 2017

Focus on Corporate Retail Project Management, Team Building/Staff Allocations, and Client Relations Managed project team, schedule, budget and fees, production, construction administration Worked with different jurisdictions for plan approvals, permit acquisitions, inspections and certificates of occupancy

Architect/Project Manager, Studio19 Architects, LLC

Seattle, WA — February 2014 - August 2014

Focus on Multi-Family and Micro-Housing. Heavily involved in direct marketing to Public Agencies, Prime Contractors, as well as Private Developers Preparation of development potential, site analysis, and cost studies. Leader in client satisfaction and project management

Architect/Project Manager, PWN Architects and Planners, Inc.

Greenwood Village, CO — October 2012 - February 2014

Focus on Senior Housing Project management and execution of architectural and interior design services from marketing, planning, design, client and consultant coordination, code research, drawings production, bid clarifications, and construction administration.

Architect/Project Manager, METHOD Architecture

Chattanooga, TN — September 2008 - August 2012

Diversified practice with emphasis on Office Buildings, Tenant Fit-outs, and Adaptive Reuse. Project management and execution of architectural services from marketing, design, client and consultant coordination, code research, drawings production and specification writing, LEED documentation, bidding, contract negotiations, and construction administration. Performed post-construction services such as due diligence of existing conditions, BOMA calculations, and life safety building inspections. Highly involved with the practice and business management.

Project Manager, Tune Design Architecture and Interiors

Chattanooga TN March 2003 September 2008

Diversified practice with emphasis on Speculative Buildings, Tenant Fit-outs, and Mixed Use Managed residential and commercial projects from marketing, team building and delegation, design, contract documents, construction administration to project close out Developed BOMA calculations and documentation standards for the firm. In-charge of all project and production scheduling and resourcing

Intern Architect, SRE and Associates

Chattanooga, TN — September 2001 - February 2003

Diversified practice with emphasis on High-End Residential and Hospitality Prototypes Worked on details, production, and coordination of architectural and engineering drawings. Introduced FormZ 3D modeling software and graphics development in Corel Draw Developed company CAD standards and production manual.

Architect, Lor Calma and Associates

Makati City, Philippines — August 1997 - August 2001

Diversified practice with focus on high end custom design and Interior Architecture Design conceptualization, production and coordination of working drawings, computer 3D modeling and physical model construction, project management, and construction administration Systems administrator for the office network. Facilitated office file server and initial set-up of company web domain and email accounts

CADD Technician, Gadi and Partners

Pasig City, Philippines — May 1997 - August 1997

Production of working drawings.

Apprentice, Lor Calma and Associates

Makati City Philippines April 1994 May 1994

Manual drafting and detailing. Scaled model making.

EDUCATION

University of Santo Tomas, Manila, Philippines

Bachelor of Science, Major in Architecture — 1992-1997

Bachelor of Fine Arts, Major in Interior Design — 1991-1992

PROFESSIONAL DEVELOPMENT

National Council of Architectural Registration Boards (NCARB)

Certified, 2012

American Institute of Architects AIA

Architect Member, 2012

Tennessee Board of Architectural and Engineering Examiners

Registered Architect, 2012

American Institute of Architects, Tennessee State Chapter (AIA TN)

Associate Director, 2008

American Institute of Architects, Chattanooga Chapter (AIA Chattanooga)

Associate Director, 2007

American Institute of Architects, Tennessee State Chapter (AIA TN)

International Associate, 2004-2012

National Council of Architectural Registration Boards (NCARB)

Completed Intern Development Program, 2004

Professional Regulation Commission (PRC), Manila Philippines

Registered Architect, 2000

Continuing Education Courses

HONORS AND AWARDS

Stanton Awards 2018

Glass Half Full Award: Most Likely to Turn a Frown Upside Down

Stanton Architecture, Culture Committee

Presidential Award 2008

American Institute of Architects, Tennessee State Chapter

Service Award 2006

American Institute of Architects, Chattanooga Chapter

Employee of the Year 1997

Lor Calma Design and Associates, Inc.

SKILLS

- Excellent in Project Management, Organization, Client Relations
- Proficient in Revit, Bluebeam, Microsoft Office, Smartsheets
- Experienced in AutoCAD, Microsoft Project, ArchiOffice, Deltek, and Primavera Project Management Software, Speclink, Adobe Photoshop and InDesign

REFERENCES

Matt Lasse

Principal, Jackson | Main Architecture



David E. Lash

Sr. Associate Architect, PWN Architects and Associates, Inc.



Thomas M. Bartoo

President, Method Architecture



Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02793, **Version:** 1

Appointment of Stuart Herrera-Enzuate as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

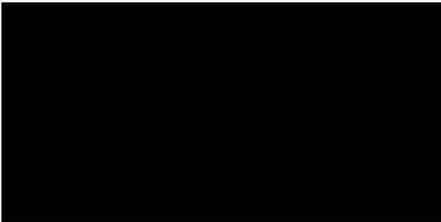
Appointee Name: <i>Stuart Herrera-Enzuate</i>		
Board/Commission Name: <i>Northeast Design Review Board</i>		Position Title: <i>Design Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Bryant</i>	Zip Code: <i>98115</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Stuart is a Project Manager at NBBJ.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

S T U A R T H E R R E R A - E N Z U A T E

PROJECT MANAGER

CONTACT



PROFILE

I have over 30 years of experience working in the field of architecture; currently with Endelman and Associates as an accessibility consultant, and previously as a project manager with NBBJ and Weber Thompson. My professional experience related to the Design Review Board (DRB) includes overseeing the preparation of Early Design Guidance (EDG) and DRB presentation requirements, reviewing proposed departures from the Land Use Code, and addressing the review board recommendations by analyzing alternative design solutions. In addition, I have participated in many EDG and DRB meetings as a member of the architectural design team.

EDUCATION

BACHELOR OF ARCHITECTURE

The City College of New York
School of Architecture

WORK EXPERIENCE

ACCESSIBILITY CONSULTANT / PLAN EXAMINER

Endelman & Associates | 2023 - Present

Providing accessibility consulting and ADA/FHA Code compliance services to developers, architects, and public sector clients.

PROJECT MANAGER

NBBJ | 2021 - 2023

Successfully managed project development, budget restrictions, design team, and client collaboration.

- Urban Vision S – a 6.5 acres, commercial campus in downtown Seattle, WA

PROJECT MANAGER

Weber Thompson | 2012 - 2021

Oversaw the permitting process with local jurisdictions, and coordinated, and facilitated the development of permit and construction documents identifying discrepancies and inefficiencies in the documents.

- 2019 Boren (The Ivey) - 44-story mixed-use residential and commercial high-rise - Seattle, WA
- 425 Fairview (The Ascent) - 24-story mixed-use residential and commercial high-rise - Seattle, WA
- 1321 Seneca (The Luma) - 24-story residential high-rise - Seattle, WA

SENIOR ASSOCIATE DESIGNER, PROJECT COORDINATOR

The Portico Group | 2010 - 2012

Lead liaison to a global interdisciplinary design team, ensuring project progress by promoting inclusive communication and coordination among the design team. Effectively oversaw the development and coordination of design concepts and construction documents.

- Ocean Wonders - Shark Exhibit and Research Center - Coney Island, NY

SKILLS

PROFESSIONAL

- Problem Solving
- Effective communication
- Self-composed
- Strong leadership
- Technical expertise
- Team building
- Dependability

S T U A R T H E R R E R A - E N Z U A T E

PROJECT MANAGER

SKILLS

TECHNICAL

Revit
AutoCAD
Bluebeam
Sketch Up
Photoshop
Microsoft Word
Microsoft Excel
Microsoft Project

CERTIFICATIONS

LEED Accredited Professional
Building Design+Construction

Low Impact Development Certificate
University of Washington / 2010

Computer Graphics Certificate
University of Washington / 1998

INTERESTS

Environmental Sustainability
Sketching
Photography and Art
Historic Preservation
Archaeology
Traveling

WORK EXPERIENCE CONTINUED

PROJECT COORDINATOR

Weber Thompson | 2007 - 2008

Responsible for the successful initiation, monitoring, and closure of project permitting phases, ensuring project progress by promoting overall communication and coordination among design team, client, and permitting jurisdiction.

- 600 Wall Street Tower – 32-story high-rise residential building - Seattle, WA
- West Seattle Junction - two, seven-story mid-rise buildings - Seattle, WA

PROJECT MANAGER / PROJECT COORDINATOR

Fuller Sears Architects | 1997 - 2007

Oversaw project schedule, budget, and project progress from conceptual design through construction documents issuance.

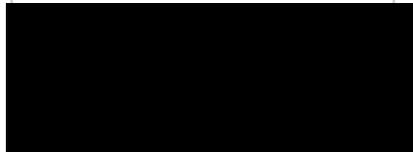
Combined architectural and construction knowledge to review drawings and lead the construction administration team to a successful completion of projects.

- Interbay Urban Retail Shops - 20,000 SF mixed-use building - Seattle, WA
- Tacoma Mixed-Use - 43,000 SF mid-rise commercial building - Tacoma, WA
- Mill Creek Retail - 13,000 SF mixed-use commercial building - Mill Creek, WA
- Lakeland Town Center - 12 acres commercial development - Auburn, WA
- Crystal Creek Center - 10 acres commercial development - Bothell, WA
- Pier 70 - 140,000 SF commercial mixed-use remodel - Seattle, WA

REFERENCES

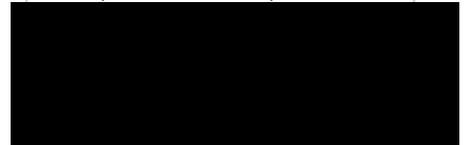
RICK NISHINO

Principal, Weber Thompson



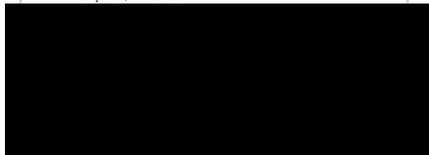
BRIAN STEINBURG

Principal, Weber Thompson



CARL TULLY

Principal, NBBJ



SAM CASTRO

Architect, Weber Thompson



Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/ Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/ Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/ Council
6	M		31.	Business/ Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/ Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/ Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/ Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/ Council
6	M		35.	Business/ Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/ Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/ Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/ Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02794, **Version:** 1

Appointment of Daniel Hirsty as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Daniel Hirsty</i>		
Board/Commission Name: <i>Central Area Design Review Board</i>		Position Title: <i>Development Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: <i>98102</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Daniel is a finance professional at Broadmark Realty Capital.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

DANIEL HIRSTY, CPA, CFA

Finance professional with six years of combined experience in financial reporting, real estate and angel investing, and managing distressed real estate credit and special situations.

EXPERIENCE

Broadmark Realty Capital (and predecessors) – Seattle, WA **February 2017 – Current**

VP of Credit, November 2019 – Current

- Review loan files for underwriting completeness and provide approval recommendations to the loan committee
- Implement credit, extension, and amendment policies; develop tools to monitor loan performance
- Maintain knowledge of the company's portfolio and oversee its credit risk function

Associate, June 2017 – November 2019

- Worked with attorneys, accountants, and others, to produce filing documents for a merger with Trinity
- Assisted in preparing responses to the SEC pertaining to accounting issues in the registrant's S-4
- Managed distressed debt and the development and disposition of portfolio properties
- Researched new markets and provided recommendations to management on geography selection for BRELF III & IV
- Conducted research and drafted a whitepaper on the market dynamics of construction lending

Analyst, February 2017 – June 2017

- Analyzed debt and equity investment opportunities for commercial real estate development projects (\$200M+)
- Performed research on US macroeconomic and sub-market conditions for commercial real estate investing
- Performed due diligence, generated sales material, and managed private placement transactions
- Produced market research, financial models, and investment memorandum for portfolio company investments
- Supported SEC, FINRA, and financial audits, responded to investor queries, and managed data rooms

BHP Billiton, Petroleum – Houston, TX **September 2014 – January 2017**

Financial Analyst

- Assessed operating variances, and cash flow impacts on the business and delivered commentary to management
- Conducted analysis of EBIT (~\$5B), Balance Sheet changes, and Cash Flows for internal and external reporting
- Reviewed, analyzed, and reported financial data timely and meaningfully to key stakeholders
- Led financial systems integration project for four legal entities with net equity greater than \$500M

Gursey Schneider LLP – Los Angeles, CA **April 2013 – August 2013**

Intern

- Prepared and assembled audit working papers for regional businesses, nonprofits, and retirement plans
- Built and updated month-end schedules; gathered and analyzed documentation for financial statement reviews

Pacific Rim Constructors – Seattle, WA **August 2011 – April 2012**

Logistics and Business Development

- Evaluated and analyzed global market environment in the Oil and Gas, Mining, and Construction sectors
- Negotiated contracts with vendors, sub-contractors and clients; coordinated international cargo deliveries
- Worked with CFO and CEO to assess the cash timing, foreign exchange exposure, and risk elements of projects

EDUCATION

CFA, CFA Institute **January 2018**

CPA, California Board of Accountancy **December 2015**

The University of Texas, McCombs School of Business – Austin, TX **August 2013 – May 2014**

Master in Professional Accounting; GPA: 3.64; GMAT: 680

The University of Washington, College of Arts and Science – Seattle, WA **August 2008 – March 2012**

BA Political Economics, Minors: History & Philosophy; GPA 3.59

- Fraternity Treasurer (Alpha Epsilon Pi)
- Campus Entrepreneur Intern (Hillel Foundation at the University of Washington)

ADDITIONAL

- 2013-2014 American Institute of CPAs (AICPA), John L. Carey Scholarship – one of ten recipients nationwide
- Computer Skills: Excel, PowerPoint, Financial Modeling, Enterprise Software
- Traveled independently through South East Asia, India, and Nepal from October 2012 through April 2013
- Interests: international development, behavioral economics, cooking, backpacking, and traveling

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02795, **Version:** 1

Appointment of Quanlin Hu as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Quanlin Hu</i>		
Board/Commission Name: <i>Central Area Design Review Board</i>		Position Title: <i>Business Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2024</i> to <i>4/3/2026</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Squire Park</i>	Zip Code: <i>98122</i>	Contact Phone No.:
Background: <i>Quanlin is a Project Manager at SRM Development.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.



Quanlin Hu

(Pronounced as Chenlin)

Project Manager
Urban Planner & Strategist

PROFILE

- Over 15 years of planning & development experience in public & private sectors
- Skilled in project management, community & partnership building
- Experienced with development regulations & processes
- Passionate about community & sustainability driven development

ATTRIBUTES

- Creative problem-solver
- Strategic implementer
- Strong facilitation & collaboration skills
- Excellent organizational & detail oriented skills
- Effective written, visual & oral presentation skills

LANGUAGES

-  English
-  Chinese (Mandarin, Cantonese)

CONTACT



EDUCATION

- Master of City and Regional Planning** 2006
Knowlton School of Architecture, Ohio State University
- Bachelor of Engineering - Urban Planning** 2003
School of Urban Studies, Wuhan University, China



PROFESSIONAL EXPERIENCE

Owner & Principal 2017-Present
PlanReal Partners

- Provide consulting services on project management, urban planning, community engagement & development, real estate development, sustainability & partnership building
- Maximize financial returns & community outcomes for clients; create iconic places that strengthen community and organizations
- Focus on diversity and equity with a racial and social justice lens
- Help improve efficiency and establish design & operational standards

Development Manager 2021-Present
SRM Development

- Manage the development phases of over 10 affordable and market rate housing and mixed use projects
- Build partnerships with non-profit & community based organizations
- Lead the process improvement for development manage system

Development Manager 2019-2021
Mt Baker Housing Association

- Led the development team for over 5 affordable housing and mixed use projects from acquisition to development stages totaling over \$500M development costs and over 1,200 units
- Managed the project schedule, budget, financing, entitlement & consulting teams; negotiate contracts, leases & agreements
- Led transformation to cloud based Smartsheet project management
- Strategized with government and private partners & funders on Brownfield redevelopment, Transit Oriented Development, affordable commercial and culturally appropriate spaces creation

Strategic Advisor II, Senior Urban Planner 2012-2020
Office of Planning & Community Development
City of Seattle

- Developed disposition strategies on City owned real properties
- Assisted in the Equitable Development Initiative program
- Empowered underserved & people of color (POC) communities
- Sought creative fundings & resources to support POC communities
- Built public and private partnerships and leverage investment
- Developed land use code, development standards & guidelines
- Created plans, policies and strategies on land use and development
- Obtained project approvals through the City Council process

Key Projects

Mercer Mega Block Disposition Strategy

- Co-Project Manager who directed the RFP, marketing, managed the evaluation committee and negotiated the Development and Disposition Agreement to maximize values and public benefits

SPEAKING & VOLUNTEER

- University of Washington
"Planning as a Profession" - ongoing
- Seattle Design Festival 2018 - Adding Density while Retaining Character
- Congress for New Urbanism 2017 National Conference - Central Area Neighborhood Design Guidelines
- American Planning Association 2015 National Conference - Co-Chair the Mobile Workshop Committee

AWARDS

- US 19 Corridor/Coastal Redevelopment Plan- 2014 Tampa Bay Future of the Region Award
- Market Area Planning- 2011 Tampa Bay Future of the Region Award

SKILLS & INTERESTS

Microsoft Office



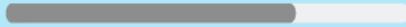
Smartsheet



Adobe Creative Suite



ArcGIS



Surfing, Scuba Diving,
Snowboarding, Yoga, Painting,
Building authentic connections

Mt Baker & Judkins Park Transit Oriented Development (TOD)

- Project Manager who led interagency and interdisciplinary teams and worked with stakeholders to create development strategies, incentives, agreements, partnerships to leverage investments

I-5 Lid Feasibility Study

- Co-project Manager who coordinated interagency, interdisciplinary and consultant teams on a \$1.5M study to explore the feasibility of lidding of Interstate 5 in the core of Seattle's downtown

Central Area Planning & Community Development

- Project Manager partnered with the community to create design guidelines and review district that will preserve and strengthen the culture and character of the Black/African American community
- Project Manager of the 23rd Avenue Action Plan, rezone legislation to provide land use, transportation & placemaking strategies
- Led multidisciplinary teams to coordinate projects & investments
- Engaged and empower underserved community

Urban Planner II

2007-2012

Planning & Growth Management Department
Pasco County, FL

- Developed plans in land use, transportation, TOD, urban design, economic development, environmental, housing & infrastructure
- Drafted goals, policies, implementation strategies and ordinances for the Comprehensive Plan and specific plans
- Collaborated with local and regional agencies on planning issues

Key Projects

Comprehensive Plan Amendments

- Project Manager on over 40 comprehensive plan amendments affecting more than 22,000 acres, and county-wide growth policies
- Project Manager who developed Market Area Planning policies and regulations to guide County's all future development

US 19 Corridor/Coastal Redevelopment

- Project Manager who developed land use, economic development, and environmental strategies for over 70,000 acres of coastal lands



CERTIFICATIONS | TRAINING

ULI Center for Leadership Program
Urban Land Institute

2019

Certificate of Advanced Study in Real Estate Finance
NAIOP, Commercial Real Estate Development Association

2018

Certificate in Commercial Real Estate
University of Washington

2017

Project Management Professional (PMP)
Project Management Institute

2016

American Institute of Certified Planners (AICP)
American Planning Association

2010

Leadership in Energy & Environmental Design -
Neighborhood Development (LEED AP ND)
U.S. Green Building Council

2010

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
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- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
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6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
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6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02796, **Version:** 1

Appointment of Ethan Karlinsey as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



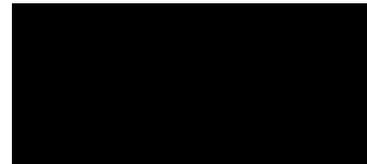
City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Ethan Karlinsey</i>		
Board/Commission Name: <i>Central Area Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Madison Valley</i>	Zip Code: <i>98112</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Ethan is a Software Engineer at Microsoft.</i>		
Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date Signed (appointed): 3/19/2024		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Ethan Karlinsey

Software Engineer



VOLUNTEER WORK / ACTIVISM

Sno-King Watershed Council

Helped with habitat restoration at Swamp Creek by removing invasive blackberries, spreading mulch, and planting trees.

Liveable Kirkland

Volunteered at community events, such as Eastside Coffee Outside and the “History of Exclusion in Kirkland” talk.

Microsoft Sustainability Connected Community

Helped organize events, such as habitat restoration at Lake Sammamish State Park.

WORK EXPERIENCE

Microsoft, Redmond, WA — *Software Engineer*

MARCH 2022 - PRESENT

Completed a variety of different projects from small bug fixes to entire proofs-of-concept, while exercising interpersonal, time-management, and problem-solving skills. Served on two teams:

- Led the development of a computer-vision POC for detecting if workers are wearing safety equipment while on the **Connected Spaces** team.
- Coordinated the safe update of Azure Certificates for 1000+ deployment instances while on the **Resource Scheduling Optimization** team.

Microsoft, Redmond, WA — *Software Engineer Intern*

SUMMER 2019, SUMMER 2020, SUMMER 2021

Interned for three different teams over three years:

- Improved network security with iBGP attributes for **Azure WAN**.
- Added authentication to the Java and Python SDKs for **Dynamics 365 Fraud Protection**.
- Built a procedural environment tool and used it to generate synthetic video for validating **Connected Spaces**’ AI models.

Mill Creek Community Association, Mill Creek, WA — *Park Maintenance*

SUMMER 2017, SUMMER 2019

Built community by stewarding the parks of the Mill Creek Community Association.

SKILLS

Programming

Data Science

Community Engagement

EDUCATION

Western Washington University

Bachelors of Computer Science

Class of 2022

Inglemoor High School

Class of 2017

HOBBIES

3D Modeling/Printing

Backpacking

DIY Projects

Climbing

GIS/Data Science

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- **12** City Council-appointed
- **13** Mayor-appointed
- **15** Joint Mayor and Council appointed
- **2** *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02797, **Version:** 1

Appointment of Nicole Li as member, Design Review Board, for a term to April 3, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Nicole Li</i>		
Board/Commission Name: <i>Southwest Design Review Board</i>		Position Title: <i>Design Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2023</i> to <i>4/3/2025</i> <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Denny Triangle</i>	Zip Code: <i>98121</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Nicole is a Licensed Architect employed at Carrier Jones Architects.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

NICOLE LI AIA, LEED AP



EXPERIENCE

2021-Present

📍 Seattle

PROJECT ARCHITECT at CARRIER JOHNSON + CULTURE

- Served as project lead for a 238-unit multifamily project; developed zoning and programming analysis, conducted code research, prepared space layouts and massing iterations.
- Orchestrated client meetings, coordinated between consultants, client, and city permit departments. Completed Early Design Guide-line and Master Use Permit sets.
- Initiated the Seattle office's business development activities through research on potential clients and partners, attending networking events, and coordinating directly with firm President on strategy and prospective new projects.

2018-2021

📍 Seattle

DESIGNER/ARCHITECT at SSW ARCHITECTS

- Produced design iterations for multi-million dollar education and civic projects through design options studies and renderings.
- Achieved LEED Medals for two newly construction projects by conducting project analysis and documentation. Increased firm productivity by 30% by advocating for the firm to adopt a LEED Revit Plug-in.

2015-2016

📍 Hong Kong

ARCHITECTURAL RESEARCH ASSISTANT at HKU

- Conducted research on space utilization, and produced drawings for architecture department's external publications, including *THE SOCIAL IMPERATIVE - Architecture and the city in China* (AA Asia, 2017).

2014-2018

📍 Los Angeles

INTERNSHIPS

- BAM STUDIO 2018
- JOHN FRIEDMAN ALICE KIM ARCHITECTS 2017
- HODGETTS + FUNG DESIGN STUDIO 2015

2010-2013

📍 Beijing

MARKETING MANAGER at FORHERANDFORHIM

- Led a team of 10 multicultural members to work on marketing activities including company launch strategy development and company branding assets creation.

EDUCATION

2015-2018

📍 Los Angeles

MASTER'S in ARCHITECTURE

Southern California Institute of Architecture

2013-2014

📍 Halifax

POST-BACCALAUREATE in FINE ARTS

NSCAD University

2006-2010

📍 Toronto

BACHELOR'S in LIFE SCIENCES

McMaster University

ACHIEVEMENT

AIA/Herman Miller

Healthcare Scholarship 2021

- One of seven US-based scholarship recipients for the Healthcare Design Conference

AIA Seattle Travel

Scholarship 2020 finalist

- With the research topic 'How We Live Together - A Global Survey On Coliving'

Sci-Arc Merit Graduate

Thesis Award 2018

- One of 10 projects to win the thesis award (out of a 120-student cohort)

ORGANIZATION

Seattle Urban Design Forum

Co-Chair

- Execute online panel discussions and events on urbanism, livability and sustainability

AIA Seattle Laddership Group

CREW (Commercial Real Estate

Women Network)

LICENSURE

AIA # 39054850

RA (WA) # 20123164

LEED AP (BD+C) # 1180197

SOFTWARE

Revit

Rhino

Adobe Suites

Enscape

LANGUAGE

English

Mandarin

Cantonese

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02798, **Version:** 1

Appointment of Sarah Ashley Maas as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Sarah Ashley Maas		
Board/Commission Name: West Design Review Board		Position Title: Local Community Representative
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> Serving remaining term of a vacant position	
Residential Neighborhood: Lower Queen Anne	Zip Code: 98109	Contact Phone No.: Business phone # - NOT personal phone #
Background: Sarah is a Senior Landscape Architect at GGN.		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

SARAH ASHLEY MAAS

Experience

- 2022 - 2023 GGN, Senior Landscape Architect, Seattle WA
2021 - 2022 Sasaki, Senior Landscape Architect, Boston, MA
2011 - 2021 Civitas, Landscape Architect, Denver, CO

Education

- 2011 Master of Landscape Architecture
University of Colorado Denver, College of Architecture and Planning
2006 Bachelor of Arts Urban Studies and Planning
University of California San Diego, Social Sciences and Humanities

Awards and Recognition

- 2016 ASLA Colorado Merit Award, Wayzata Lake Effect Vision Plan, Wayzata, MN
2011 ACSA Haiti Ideas Competition Winner, Industry category
2011 ASLA Honor Award

Professional Service

- 2013 - 2021 Juror, University of Denver, Landscape Architecture Studio, CO

Selected Project Experience

- 2023 **Blackfeet Health and Wellness Center Vision Plan + Site Design, Browning, MT**
Project Leader + Design
Negotiated project scope and led team to develop Vision Plan for 160 acres + Site Design for Wellness Center through Schematic Design.
Subconsultant to A&E Architects
Client: Blackfeet Nation
- 2022 - 2023 **Bellevue 600 Meadow, Bellevue, WA**
Project Leader + Design
Led project and team from concept design through concept design to construction documents for half block on structure meadow and gathering space.
Subconsultant to NBBJ Architects
Client: Confidential
- 2021 - 2022 **Town Branch Park, Lexington, KY**
Project Leader + Design
Led extensive project and internal team from schematic design through design development and community engagement. Construction began 2022 expected completion 2024.
Prime Consultant
Client: Town Branch Conservancy
- 2021-2022 Greenwood Community Park and Zoo, Baton Rouge, LA
2015 - 2021 Panoway on Wayzata Bay Park and Streetscape, Wayzata, MN
2021 New Brno Main Train Station Competition, Brno, CV
2017 - 2020 Plaza De Panama Restoration, Balboa Park, San Diego, CA
2015 - 2021 Back to the River Design Competition, London, Ontario
2015 - 2017 Metro State University Aerospace Engineering Building, Denver, CO
2016 - 2017 Stapleton Section 10, Trunk Open Space Planning and Design, Denver, CO
2013 - 2017 Denver Place 3rd Floor Courtyard Roof Garden, LBA Realty, Denver, CO
2013 - 2015 Twin Silo Park, Fort Collins, CO

Skills

Fluent with Microsoft Office Applications, Adobe Creative Suite, AutoCad, and SketchUp

Design Review Board

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Roster:

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6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
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5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
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3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
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6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02799, **Version:** 1

Appointment of Jessie McClurg as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Jessie McClurg</i>		
Board/Commission Name: <i>Southwest Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>South Delridge</i>	Zip Code: <i>98106</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Jessie is a Construction Project Manager at Westlake Consulting Group.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Jessie McClurg

Education

2007 - 2011	University of Minnesota College of Design Minneapolis, MN	Master of Architecture Master's Thesis: Negotiating Dissonant Heritage: Pasts, Presents, and Futures of the Coldwater Springs Site
		Master of Science in Architecture: Heritage Preservation Master's Thesis: Reframing Bdote: Solutions for a Dissonant Site
2003 - 2007	University of Maryland College of Architecture College Park, MD	Bachelor of Science in Architecture Graduated Cum Laude
		Minor in Environmental Studies

Professional Experience

2022 - current	Westlake Consulting Group Seattle, WA	Construction Project Manager Executed projects via various contracting methods Oversaw selection and coordinated activities of vendors, contractors, and consultants Managed project budgets, reviewed and authorized payments Established, monitored, and reported on project budgets and schedules Worked closely with client facilities teams to ensure projects met their needs
2020 - 2022	Dowbuilt Seattle, WA	Shop Project Manager Managed drawing and fabrication schedule for multi-million dollar cabinet packages Managed finances of shop operations, including invoicing and billing Developed business relationships, estimated potential work, coordinated vendors and subcontractors, and reported project status to clients Directed work of engineers and cabinet makers to create a collaborative team
2015 - 2019	The Miller Hull Partnership Seattle, WA	Architect, Project Manager Led large teams of diverse consultants and employees to meet client needs Collaborated with designers and consultants to create functional designs Produced construction drawings for higher ed, government, and commercial clients Developed and documented standards for company graphics
	Projects:	Environmental Health & Safety Facility: UC Santa Cruz, CA; 7,000 SF; \$14 million; PM Snohomish County PUD Local Office & Backup Facility: Arlington, WA; 30,000 SF; PA SPU Health Sciences: Seattle, WA; 24,000 SF; PA Del Mar City Hall; Del Mar, CA; 12,900 SF; team member
2012 - 2015	BWBR St. Paul, MN	Architect Coordinated design with consultants, technical advisors, and clients Managed design teams, schedules, and budgets and mentored staff Produced Construction Documents for higher ed, laboratory, and high-tech clients Encouraged firm leaders to sign the 2030 Commitment and implemented strategies
	Projects:	St. Jude Medical Infill Project: Plymouth, MN; 24,000 SF; \$5 million; PA Park Square Theatre Thrust Stage: St. Paul, MN; 16,000 SF; \$2 mil; PA/CA University of Minnesota Laboratory and Office remodels: varied; PA/CA Ecolab LEED EBOM Recertification: Achieved LEED Gold; PA St. Jude Medical Addition: Plymouth, MN; 275,000 SF; \$80 mil; team member
2011 - 2012	Wold Architects and Engineers St. Paul, MN	Designer Created Construction Documents for new and renovation projects Collaborated with clients, project architects, contractors, engineers, and consultants for educational buildings through all stages of design

Jessie McClurg



Skills and Qualifications

Basic: Microsoft Word, Excel, PowerPoint / Newforma / Bluebeam / SmartSheet
Visualization / layout: Adobe Photoshop / Illustrator / InDesign / Acrobat Pro / Dreamweaver
2D drafting / 3D modeling: Autodesk REVIT / AutoCAD / SketchUp

Presentations, Publications, and Artwork

Digital Humanities Panel, Minnesota Digital Library Annual Meeting. Minneapolis, MN. June 2014.

McClurg, Jessie. "Neighborhood Conservation Districts." *National Alliance of Preservation Commissions: The Alliance Review*. January 2014.

McClurg, Jessie, Mark La Venture, Amber Sausen, Dan Green. *Pushing Light II*. June 2013. Northern Spark Art Festival, St. Paul, MN. Twitter: @pushinglight2

McClurg, Jessie and Greg Donofrio. "Alternative Forms of Historic Designation: A Study of Neighborhood Conservation Districts in the United States." *Center for Urban and Regional Affairs*. February 2011.

Honors and Awards

2012 Videotect Viewer's Choice Finalist
2009 Design Democracy Finalist
2009 Girard Gray Fellowship
2009 Walter H. Judd International Graduate Fellowship for research in Japan
2008 May Ohrbeck Painter Fellowship

Organizations and Affiliations

2015 - 2019 **Seattle Aquarium:** Beach Naturalist Volunteer
2012 - 2015 **Preserve Minneapolis:** Director and Chair of Tours Committee
2012 - 2014 **History Day:** Judge, Minnesota Regional Competition
2013 **Rotary International:** Group Study Exchange Member (Madhya Pradesh, India)
2012 **Search for Shelter Charrette:** Participant
2011 - Present **University of Minnesota Mentoring Program:** Mentor
2008 - 2010 **Women in Architecture, University of Minnesota:** Member

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02800, **Version:** 1

Appointment of Brittany Port as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Brittany Port</i>		
Board/Commission Name: <i>Central Area Design Review Board</i>		Position Title: <i>Local Residential Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Leschi</i>	Zip Code: <i>98122</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Brittany is a planning and development professional with experience in land development and land use review.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Brittany Port
URBAN PLANNER



Mayor Harrell and Esteemed Members of the Seattle City Council,

Thank you for your consideration of my application to serve on the Central Area Design Review Board. As a planning professional and resident of the City of Seattle for the last eight years, I have appreciated the challenges and opportunities that the City's growth has offered, and the work of the City Council and talented staff to ensure that growth in the City's neighborhoods is sensitive to the areas historical and cultural significance, while also responding to the City's housing and business needs. As a development professional working for the last eight years in the private sector for a civil engineering and urban planning consulting firm, I recognize how important the City's design standards are to ensuring that the competing needs of the City are balanced.

Through my work as a project manager at AHBL, Inc., I have had the opportunity to work with developers and architects both as their agent in the land development process as well as working for municipalities in the Seattle area as an extension of their planning staff, reviewing development proposals under the applicable design guidelines and development regulations. In my tenure at AHBL, I have both prepared applications for development proposals including mixed-use, commercial, industrial, residential and senior living developments as well as reviewed over 100 development applications and presented proposals on behalf of the developer or the City to Hearing Examiners, Planning Commissions and City Councils. I believe this perspective will be a beneficial addition to the Central Area Design Review board as my extensive knowledge of State and local development regulations and experience in both the public and private sector offers a unique perspective on the development process.

As a resident in the Leschi neighborhood of Seattle, I spend a great deal of time in the Central Area and am passionate about development of this area of the City. I have been pleased to see how the City Council's work has sought to balance the historic significance of this neighborhood while accommodating growth. Much of my work in the planning profession has involved balancing competing interests of the Growth Management Act and local development goals, as such I understand the complexity this requires and the importance of incorporating public input into the design process. In my work, I have spent hundreds of hours presenting to Hearings Examiners, Planning Commissions and City Councils, and facilitating public open houses, design charrettes, among other public involvement activities. The participation of these volunteers and members of the public in the planning process is invaluable and necessary to the success of community planning.

Thank you again for your consideration. I look forward to the opportunity to serve my community if appointed to the Central Area Design Review Board.

Sincerely Yours,

Brittany Port

Brittany Port, AICP



PROFILE

I am a land use planner and project manager specializing in land development and land use for public and private sector clients throughout Washington and California. I have a bachelor's and master's degree in City & Regional Planning from The Ohio State University and am a certified planner by the American Institute of Certified Planners. In my eight years of professional planning experience in the Seattle area I've served as both the agent/applicant for private development projects throughout Pierce and King County and reviewed land development applications for public sector clients in Sammamish, Tukwila, Edgewood and Milton, WA.

WORK EXPERIENCE

Feb, 2019 - May, 2022

Planning Project Manager

AHBL, Inc.
Seattle, WA

In addition to the work I was tasked with as a Project Planner, in my role as Planning Project Manager at AHBL I was responsible for overseeing the work of four project planners, communicating with clients, project estimating and billing, and quality review/control of work products. Some of the key projects I managed included:

- The preparation of a Master Development Plan application for the Fircrest School to the City of Shoreline, WA, including building and site design guidelines, architectural plans/renderings, landscape plans, site & circulation plans, parking and traffic impact analysis
- Project review of two large developments (92,000sf mega church and 2,000,000sf of new warehousing/light industrial) in the City of Milton, WA, including design review, staff reports and presentations to the Hearing Examiner, Planning Commission and City Council, and response to two SEPA appeals and a LUPA appeal
- The preparation of application materials and serving as the applicant/agent for residential, mixed-use, commercial and industrial developments in Auburn, Fircrest, Redmond, Seattle, Shoreline, Pierce County and King County
- Code writing and analysis of development regulations for multiple jurisdictions in Puget Sound

EDUCATION

Master's in City and Regional Planning

The Ohio State University
2013-2014

Bachelor's of Science in City and Regional Planning

The Ohio State University
2009-2013

CERTIFICATIONS

AICP

American Institute of Certified Planners
2016

PLANNING SKILLS

Site Planning	●●●●●●●●
Urban Design	●●●●●●●●
Knowledge of SEPA, GMA, SMA	●●●●●●●●
Comprehensive Planning	●●●●●●●●
Code Writing	●●●●●●●●



WORK EXPERIENCE

May, 2014 - Feb, 2019

Project Planner

AHBL, Inc.
Seattle, WA

In my role as a project planner at AHBL, I was involved in a variety of land use planning projects including:

- Comprehensive Plan Updates (Covington, Milton, West Richland)
- Shoreline Master Program Comprehensive and Periodic Updates (Aberdeen, Cle Elum, Cosmopolis, Des Moines, DuPont, Milton, Puyallup)
- Amendments to Development Regulations (Bellevue, Clallam County, Milton, Mukilteo, Renton, Port Townsend, Sammamish, Whatcom County, among others)
- Subarea Plans and Design Guidelines (Buckley, Port Townsend, Port Gamble S'Klallam Tribe)
- Buildable Lands Reports (Pierce County)
- Housing Studies & Action Plan Implementation (South Sound Military Communities Partnership, Orting)
- On-Call Planning Services (Edgewood, Milton, Sammamish, Tukwila)
- Agent/Applicant for Development Proposals Seeking Land Use Entitlements such as Variances, Conditional Use Permits, Master Use Permits, Rezones, Comprehensive Plan Amendments (throughout Puget Sound)

COMPUTER SKILLS

Adobe InDesign	●●●●●●●●
Adobe Photoshop	●●●●●●●●
Adobe Illustrator	●●●●●●●●
Adobe Lightroom	●●●●●●●●
Adobe Premiere	●●●●●●●●
ArcGIS	●●●●●●●●
AutoCAD	●●●●●●●●
Google Sketchup	●●●●●●●●

REFERENCES

Wayne Carlson, FAICP

Principal
AHBL, Inc.

Darren Groth, AICP

Community Development Director
City of Edgewood

Larry Covey

Office of Capital Programs, Chief
Department of Social and Health Services

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
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6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
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6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
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3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
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6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
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6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02801, **Version:** 1

Appointment of Keshav Prathivadi as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Keshav Prathivadi		
Board/Commission Name: Northwest Design Review Board		Position Title: Local Community Representative
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Greenwood	Zip Code: 98103	Contact Phone No.: Business phone # - NOT personal phone #
Background: Keshav is an Aerodynamics Engineer at Boeing Commercial Airplanes.		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: Tammy J. Morales Seattle City Councilmember	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Keshav Prathivadi

EDUCATION

The University of Texas at Austin, M.S. Aerospace Engineering
The University of Texas at Austin, B.S. Aerospace Engineering

May 2023
May 2019

PUBLICATIONS

Deflagration Thruster for Air-Breathing Electric Propulsion in Very Low Earth Orbit, 2024, Acta Astronautica.
Design and Characterization of an Air-Breathing Deflagration Thruster, 2023, UT Austin Master's Thesis.
Characterization of an Air-Breathing Deflagration Thruster, 2023, AIAA SciTech Forum.

EXPERIENCE

Boeing Commercial Airplanes – Aerodynamics Engineer | Everett, WA August 2023 – Present

- Contributing to development of future Boeing products as part of the High-Speed Aerodynamics team in Flight Sciences.
- Developing high-speed drag polars to predict performance of aircraft at cruising altitude flight conditions.
- Collaborating on development of geometry and data software used to aid in development of new aircraft configurations.

UT Austin – Graduate Research Assistant | Austin, TX August 2021 – May 2023

- Conducted research on air-breathing electric propulsion under the instruction of Dr. Thomas Underwood.
- Designed experimental setup, including thruster device, power system, and diagnostics for thrust measurements.
- Conducted simulations on thruster gas dynamics to determine pressure distribution and mass propagation in thruster.
- Exposed to pressure testing of vacuum chambers, high-vacuum systems, and basics of plasma behavior and breakdown.
- Published Master's Thesis, one Conference Proceeding, and one Journal Paper over duration of research.

Eaton Corporation – Engineering Leadership Development Program | Amarillo, TX July 2019 – June 2021
Rotation #2 – VA/VE Engineer August 2020 – June 2021

- Led Value-add/Value-engineering ideation events for lighting products requiring redesign or re-sourcing.
- Remotely coordinated with cross-functional teams in India and Syracuse to deselect or pursue design proposals.
- Analyzed test stand data to determine effectiveness of design changes and reported out to greater product team.

Rotation #1 – Manufacturing Engineer July 2019 – June 2021

- Owned plant capital projects from sourcing to implementation worth \$1.2M with \$445K worth of annual savings.
- Led \$800K project to automate part grinding process, reorganize shop floor plan, and design over 20 machine fixtures.
- Designed universal clamp tooling allowing operators to easily set up, tear down, and adjust machine fixtures.
- Designed self-aligning pin system for plant machines to reduce downtime by 10,000 minutes—or 15%—annually.
- Championed the Workstation Risk Assessment process and generated tool to identify high-risk areas in the facility.

Eaton Aerospace – Operations Engineering Intern | Beltsville, MD May 2018 – August 2018

- Reverse-engineered, inspected, assigned repairs, and created teardown reports for incoming parts to repair station.
- Worked with team in Indonesia to generate 3D models of reverse-engineered parts and add to internal database.
- Collaborated with Pune, India team to assist in creation of new automated scanning tool for reverse-engineering.
- Created standard work for locked out floor machines, repair procedures, and in-house part status identification.

PROJECTS

Computational Fluid Dynamics Final Project | Austin, TX January – May 2022

- Created a computer code to simulate supersonic flow over a step at varying Mach numbers, grid sizes, and step angles.
- Utilized a finite difference method to solve the 2D Compressible Euler Equations to resolve pressure, velocity, and density.
- Ran various combinations of step angle and Mach number to determine stability of selected numerical method and code.

SKILLS & TRAINING

- Proficient in MATLAB, Excel VBA, and Microsoft Office Suite for Windows and Mac.
- Working knowledge of Python, LTSpice, CNC G-Code and M-Code, and Adobe Creative Cloud.
- Educational and industry experience with SolidWorks, CATIA V5, OpenFOAM, ABAQUS CAE, AutoCAD, LaTeX, and Enovia.

OTHER EXPERIENCE

UT Austin – Teaching Assistant | Austin, TX August 2021 – Present

- Teaching Assistant for two semesters for Low-speed Aerodynamics; currently TA for Aircraft Design I and II.

The Daily Texan – Associate Sports Editor | Austin, TX September 2016 – May 2019

104.9 FM The Horn – Audio Production Intern | Austin, TX January 2018 – May 2018

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02802, **Version:** 1

Appointment of Joe Reilly as member, Design Review Board, for a term to April 3, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Joe Reilly</i>		
Board/Commission Name: <i>East Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2023 to 4/3/2025 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>First Hill</i>	Zip Code: <i>98104</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Joe is a Policy and Communications Director at Seattle Subway.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Joe Reilly

EDUCATION

B.A. URBAN STUDIES
ENVIRONMENTAL STUDIES MINOR

Fordham University, New York, NY
Summa Cum Laude
2012-2015

DIGITAL TOOLS

PRODUCTIVITY

MS Office Excel/Word/Outlook, Google
Docs, Quickbooks, Officewise, Zoom,
Microsoft Teams, Revit, Slack

SOCIAL MEDIA AND WEB

Canva, Facebook, Instagram, Twitter,
LinkTree, Wordpress, Squarespace, Wix,
GiveBig, Action Network, Mailchimp,
Adobe CC Photoshop, Illustrator

FURTHER EXPERIENCE

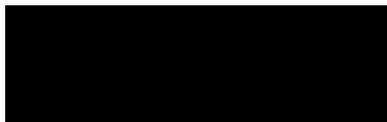
**ACCELERATOR LIFE SCIENCE,
Seattle, WA
Accounting Intern**

Processed billing and created expense
reports for seven affiliated biotech
startups (July 2018-Sept 2018).

**J FRANKLYN DESIGN GROUP,
Seattle, WA
Home Stager**

Created design solutions to maximize
home value, square footage, and site
potential (Oct 2016-Oct 2019).

LET'S CONNECT



MOST RELEVANT WORK EXPERIENCE

FORDHAM UNIVERSITY, New York City, NY August 2012-May 2015
Resident Assistant, Team Lead

- Managed building maintenance and resident customer service issues, including service requests, inspections, and building code adherence.
- Maximized organization budgets for resident event programming and services.
- Created community by providing professional and responsive customer service that encourages retention and responds to individualized needs of all tenants.
- Trained and managed teams of new resident assistant hires to best fulfill job requirements and embody Fordham University Residential Life values.

PRIVATE CLIENTS, Bellevue and Medina, WA January 2012-2017
Residential Personal Assistant

- Organized daily calendar scheduling, management of email, mail, packages, and phone reception, trip booking, scheduling and assisting home and maintenance crews.
- Orchestrated all facets of family care, including cooking, appointment drop off, errand running, homework helping, and quality play time.

MR. WEST | PIATTI | CAFE PETTIROSSO, Seattle WA October 2015-March 2020
Server and Host

- Conducted a revolving door of up to 300-400+ guests per night in busy University Village and Capitol Hill restaurant establishments.
- Managed reservations and communication between front and back of house staff.
- Provided top notch food and beverage hospitality services to clients.

SEATTLE SUBWAY, Seattle, WA August 2018-Current
Policy and Communications Director

STAKEHOLDER AND DATA MANAGEMENT

- Leads strategic lobbying programs, campaigns, and local coalition building.
- Leverages stakeholder relationships for commonly shared goals.
- Analyzes, visualizes, and organizes data into presentations, articles, and reports.
- Heads political engagement meetings with Seattle City Council members, state legislators, community partners, stakeholders, and Sound Transit board members.

STRATEGIC MARKETING AND COMMUNICATIONS

- Owns all strategic communications planning and framework messaging across social media platforms, email campaigns, digital newsletters, marketing material, event production, coalition building, and political lobbying campaigns.
- Writes and copy edits published articles as well as official statements, website content, cross platform socials, and press releases.
- Produces weekly original social media content. Processes data analytics to inform platform specific strategic solutions. Increased followers on Facebook +10%, Twitter +30%, and Instagram +400% for a new total of 24.5K+ followers.

COMMUNITY ENGAGEMENT AND DEVELOPMENT

- Produces large events including PrideFest and Northgate Link Opening Day
- Quadruples Seattle Subway's grassroots fundraising record to over \$12,000.
- Operates and built a donation store (www.seattlesubwaystore.com). Designs every product in the store and provides customer service.

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/ Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/ Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/ Council
6	M		31.	Business/ Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/ Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/ Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/ Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/ Council
6	M		35.	Business/ Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/ Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/ Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/ Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02803, **Version:** 1

Appointment of Dan Say as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Dan Say		
Board/Commission Name: Northeast Design Review Board		Position Title: Development Professional
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: Fill in appointing authority	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> Serving remaining term of a vacant position	
Residential Neighborhood: Roosevelt	Zip Code: 98115	Contact Phone No.: [REDACTED]
Background: Dan is a Principal at SSF Engineers.		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: Tammy J. Morales Seattle City Councilmembers	

*Term begin and end date is fixed and tied to the position and not the appointment date.

DAN SAY PE, SE | PRINCIPAL



Education

Bachelor of Civil Engineering
Seattle University | 1981
Business Studies
Seattle University | 1982

Registration

Washington Oregon, Idaho, and 15 other states

Affiliations

AIA Seattle - Honorary Member and former Board Member, 2 terms

Alliance for Safety, Affordability and Preservation (ASAP!) - Current URM Ordinance Committee Member and Tenant Committee Member

Historic Seattle - Member

Seattle Design Festival/Design in Public (DiP) - Member and former Board Member

Structural Engineers Association of Washington (SEAW) - Member

Washington State Legislative Peer Review (LPR) Committee, appointed by the State of Washington Department of Enterprise Services (DES)

Washington Trust for Historic Preservation - current Development Committee Member and former Board Member, 2 terms

Founding Principal Dan Say has provided structural engineering since 1981. He brings a variety of experience and a strong appreciation for architecture and construction to his projects. His clients value his ability to creatively integrate structural design with other disciplines. Dan has extensive experience with new construction, seismic design, and forensic investigation. He is an honorary member of the American Institute of Architects (AIA) Seattle, is an active past-board member of the Washington Trust for Historic Preservation, and is currently serving on two committees with the Alliance for Safety, Affordability and Preservation (ASAP!).

Mixed-Use, Multi-family, Hospitality

2+M Apartments/Plymouth Housing, Seattle
317 Marion Apartments/Plymouth Housing Seismic Retrofit, Seattle
823 Madison Affordable Housing Seismic Retrofit, Seattle
Admiralty Apartments/Redwood Housing, Port Townsend
Aegis New Senior Living, San Rafael
aPodments - 50+ micro-unit projects in the City of Seattle with multiple developers
Anderson Apartments (new), Carnation
Capitol Hill Housing Portfolio Seismic Assessments, Seattle
Capitol Hill New Multi-Family Project, Seattle
Cherry Street New Mixed-use, Seattle
Good Shepherd Senior Housing, Lynnwood
Hampton Inn Renovation, Yakima
Hillcrest New Apartments, Renton
LIV Apartments Building Investigation, Bellevue
MLK New Townhomes, Seattle
Pallet Shelter Homes (new), multiple locations
Pass Life Condominium Addition/Renovations, Snoqualmie Pass
Plaza Roberto Maestas New Affordable Housing, Seattle
Silvian Apartments Seismic Retrofit, Seattle
View at the Lake Seismic Retrofit, Federal Way
Willow Crest Townhomes/Homestead, Renton
YWCA Family Village, Issaquah

Community

Arcadia House / Nexus Youth and Family Services, Auburn
Cama Beach State Park New Dining Hall, Camano Island

Camp Orkila Interpretive Center, Orcas Island
Girl Scouts River Ranch, Carnation
Lynnwood New Neighborhood Center
Rose Hill New Community Center, Mukilteo
Wallingford Boys and Girls Club Renovation, Seattle
West Seattle Community Resource Center, Seattle
West Seattle YMCA Addition/Renovation
Yesler Terrace Steam Plant Adaptive Reuse for Epstein Opportunity Center
YMCA Camp Terry Improvements, Preston

Libraries

City of Seattle Carnegie Library Renovations for Columbia City, Green Lake, University, West Seattle
City of Seattle Library Renovations for Broadview, Fremont, High Point, Madrona, Magnolia, and Queen Anne
City of Seattle New Library for Capitol Hill
Ferndale New Library, Whatcom County Library System
Fife New Library, Pierce County Library System
King County Library System: Kent Regional Library Renovation & Addition, Kent Regional Library Roof Repair, Maple Valley Library, Richmond
Longview Library Historic Renovation
Roslyn Library Historic Renovation
Sedro-Woolley New Library/Central Skagit Library System

Fire Stations

Camano Island Fire and Rescue 2 New Fire Stations 2 and 4
Seattle New Fire Stations 20, 22, and 37
Seattle Renovated Fire Stations 6, 8, 18, 25, and 31
Tukwila New Fire Stations 51 and 52

DAN SAY PE, SE | PRINCIPAL

Awards

2020 Preservation Champion, Historic Seattle
 2013 Honorary Membership Award Recipient,
 AIA Seattle

Presentations

"URM Retrofit Fundamentals and Design" presentation for the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Association for Preservation Technology Northwest Chapter (APTNW), Virtual Program, 2020

"Brace Yourselves: URMs & Seismic Retrofits in Seattle" presentation at Good Shepherd Center for Historic Seattle, 2019

"Shake Rattle and Roll: Protecting our Historic URMs" presentation for the Washington Trust for Historic Preservation's Revitalize WA conference, Port Townsend, 2018

"Adaptive Re-use Panel Discussion" presentation for Seattle Architectural Foundation, Pioneer Square, 2016

"Thinking Outside the Box: Building Codes & Historic Rehabilitation" presentation for the Washington Trust for Historic Preservation's Revitalize WA conference, Wenatchee, 2014

Renton Renovated Fire Stations 11 & 12
 Snohomish Fire Station 19 Renovation
 Yakima Fire Station 52 Renovation

Other Public Projects

Bellingham City Hall Renovation
 City of Ellensburg: City Hall Renovation, Police Department Renovation
 City of Redmond: Public Safety Building Seismic Retrofit, Reroof and Envelope Repair; Study of 14 City Structures
 City of Seattle/City Light: Vault Renovations, New Training Center (design only)
 City of Seattle Community Centers: High Point New Neighborhood Center, Southwest Community Center Renovation
 City of Seattle Facilities Shop Renovation
 City of Seattle Police: North Seattle Police Precinct (design only), Existing Building T1
 Federal Way New EX3 Youth Center
 Field Arts and Events Center (new), Port Angeles
 Kandle Park New Pool Facility, Tacoma
 King Street Station Renovations, Seattle
 Kirkland City Hall Annex Renovation
 Port of Seattle Terminal 5 Building Seismic Renovation
 Seattle Justice Center Lobby Modifications, Seattle

Park Projects

City of Seattle Parks Projects: Camp Long Lodge Renovation, Capitol Hill Park, Denny Blaine Park, Golden Gardens Bathhouse Renovation, John & Summit Park, Lower Kinnear Park, Maple Leaf Reservoir Park, Magnolia Park Shelter, Magnuson Park Beach Shelter, Ross Park Shelter, Vine Street Steps
 Clinton Beach Park, Whidbey Island
 Des Moines Park Dining Hall, Des Moines
 Downtown Renton Park Trellis, Renton
 Marymoor Park Maintenance Facility, Redmond
 Sandy River Delta Bird Blind, Troutdale

Education

Bellevue Christian School New Campus
 Bellingham Technical College
 Bush School Addition, Seattle
 Canyon Park Junior High Addition and Renovation, Bothell

Cornish College of the Arts Renovation
 Eastside Prep Tali Hall Performing Arts Center Addition and Middle School Addition, Kirkland
 Kennedy High School Multiple Renovation Projects
 Latona and McGilvra Elementary School Seismic Renovations, Seattle
 Langley Middle School Gym Seismic Retrofit/South Whidbey SD, Langley
 Seattle Academy Arts & Sciences Multiple Projects, Seattle
 Seattle Central College Multiple Bldgs.
 Seattle University Alumni Relations Building (new), Logan Field Improvements, and Dining Hall Renovations, Seattle
 Shoreline Community College Science Building 2900 Renovation
 St. Anne's School and Gymnasium Seismic/Building Studies
 St. Benedict's School Retrofit, Seattle
 St. George's School Renovation
 St. John's School Renovation, Seattle
 St. Mary's School Seismic Retrofit, Seattle
 University Child Development School, Seattle
 University Coop Seismic Retrofit, Seattle
 University Prep ULab Building (new), Seattle
 UW Fiji House Bolts Plus Retrofit, Seattle
 UW Haring Center for Inclusive Education/Childcare Renovation, Seattle
 UW Multiple Building Renovations
Commercial - Office / Retail
 Microsoft Fiscal Year 19 Seismic Risk Analysis - Multiple Buildings, Redmond
 Amazon Triumph Phase I & II Office T1, Seattle
 Amazon Summit III Union Building Renovation, Seattle
 115-119 S. Jackson Office Building Seismic Evaluation and Historic Renovation (former Schoenfelds Building), Seattle
 503 Westlake Building Office/Retail Building Renovation/Addition, Seattle
 760 Aloha Street Office Renovation, Seattle
 1100 and 1120 W Ewing Street Office Building Renovations, Seattle
 1617 Boylston Office Renovation, Seattle

DAN SAY PE, SE | PRINCIPAL

Not-for-Profit Clients

American Baptist Homes of the West (ABHOW)
now called Human Good
Beacon Development Group (BDG)
Bellwether Housing
Catholic Community Services/Catholic Housing
Services
Capitol Hill Housing/Community Roots
Compass Health
Eastside Housing Association
El Centro de la Raza
Everett Housing Authority
Good Shepherd Housing
Historic Seattle
Interim
Korean Women's Association
Low Income Housing Institute
Lummi Nation
Mercy Housing
MLK Family Housing LLC
Nexus Youth and Families
Northwest Share
Office of Rural and Farm Worker Housing
Outdoors for All
Plymouth Housing
Refugee Women's Alliance Headquarters
Seattle Design Festival
Seattle Housing Authority
Solid Ground
Tacoma Housing Authority
The BLOCK Project
Transitional Resources
Washington Trust for Historic Preservation
YWCA

1725 Westlake Office Renovation, Seattle
2902 Rucker Avenue Office Building Renovation, Everett
4212 University Way Office Building Renovation, Seattle
5201 Ballard Avenue Renovation, Seattle
5221 Office Building Renovation, Seattle
Belltown Collective Seismic Evaluation and Tenant Improvement, Seattle
Black Diamond Biology Marijuana Grow Facility
Boston Building / Office Building Cladding Repair, Salt Lake City
Bouldering Project TIs: Austin, Minneapolis, North Seattle, Salt Lake City, and Seattle
Building 18 Renovation at Magnuson Park / Outdoors for All Headquarters, Seattle
Cafe Flora Bakehouse Renovation, Seattle
Canal Street New Office Building, Seattle
Chuck's Hops Shop Seismic Study, Seattle
Clarisonic K2 Headquarters TI, Kent
Confluence Office Building (new), Carnation
Finne-Svendsen Office Building (new), Seattle
Forest Grove Office Development (new), Cle Elum
Kingston Mill TI, Kingston
Lowman Hanford Office Building Seismic Study and Renovation, Seattle
Pagliacci Pizza Corporate Headquarters TI and Renovation, Seattle
Paine Building Renovation, Walla-Walla
Premera New Building 1, Montlake Terrace
Project 9 Brewing Renovation, Seattle
Salmon Bay Waterway Office Building Renovation, Seattle
Sherman Clay Building Renovation, Seattle
Union Press Building Roof Deck and Mezzanine Addition, Seattle
University Volkswagen Seismic Renovation, Seattle
Western Fire & Safety Building Renovation, Seattle

Medical/Healthcare

Chimp Sanctuary Addition for Central Washington University, Cle Elum
Community Health Clinics of Snohomish County: Lynnwood Clinic Remodel, Rucker Avenue Building Seismic Retrofit,

Healthpoint New Midway Clinic in Des Moines, 841 and 947 Powell Street
Administration Office TIs in Renton, and Seatac Clinic TI
International Community Health Services: New Bellevue Clinic and Bellevue TI
Neighborcare Clinic Renovations: 45th Street, Georgetown, and Lake City
Washington State Public Health Lab Addition, Shoreline
Historic Renovation/Preservation
419 Occidental Office/Retail Historic Renovation (former FX McRory's)
Bellingham Federal Building Renovation
Capitol Campus: Cherburg Building, Dolliver & Capitol Court Building Investigations, Capitol Court Facade Repair, Governor's Mansion Reroof, Insurance Building Reroof, Legislative Building Seismic Renovation and Miscellaneous Repairs, and the Old Capitol Building Renovation,
Georgetown Brewery Adaptive Reuse for Fran's Chocolates HQ, Seattle
Good Shepherd Center Seismic Retrofit, Seattle
Haller and Brunn House Historic Renovations, Coupeville
Historic Courthouses: Columbia County, Franklin County, Garfield County, and Pacific County
Hubbell Building Seismic Study, Ellensburg
J&M Building Adaptive Reuse / Historic Renovation, Seattle
Lowman Hanford Building Renovation, Seattle
Metropole Building Adaptive Reuse / Historic Renovation, Seattle
Oddfellows Building Renovation, Ellensburg
Olympia Brewery Tower Renovation, Tumwater
Penrose Hotel Historic Renovation, Walla-Walla
Pike Place Market Redevelopment, Seattle
Union Station Mechanical Upgrades, Seattle
West Point (Discovery Park) Lighthouse Renovation, Seattle

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02804, **Version:** 1

Appointment of Gavin Schaefer as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Gavin Schaefer		
Board/Commission Name: Southwest Design Review Board		Position Title: Development Professional
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Fairmount Park	Zip Code: 98126	Contact Phone No.: Business phone # - NOT personal phone #
Background: Gavin is a Registered Architect and Associate Director of Sidewalk Labs, an urban innovation company with the goal of building more sustainable, innovative, and equitable places.		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: Bruce A. Harrell Mayor of Seattle	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Gavin Schaefer

Resume

Work Experience

Associate Director, Building Innovations – Sidewalk Labs 2021/08 – Present

- *Project management/design of commercial and residential buildings constructed of a prefabricated mass timber building platform*
- *Development and continuous improvement of a repeatable off-site construction system*

Project Manager / Project Architect – Katterra Seattle 2019/02 – 2021/06

- *Project management/design of a variety of mixed-use/multifamily projects with a focus on vertically-integrated design, manufacturing, and construction*
- *Advanced agile hybrid project management used to coordinate global teams of dozens of professionals working towards tight deadlines*
- *Close collaboration with finance, product design, external consultants, preconstruction, and construction teams to develop schedules, goals, and budgets*

Development Planner I / II – City of Vancouver 2017/05 – 2019/01

- *Representing over 700 projects through entitlements including complex rezonings, high-rises, mixed use, and infill*
- *Designing key masterplanning, urban design, and public realm opportunities throughout the city*

Intermediate Architect / Designer – Perkins+Will Vancouver 2015/05 – 2017/05

- *Design and project management of large-scale mixed-use, transit, and institutional projects from conceptual design through construction administration*

Designer – DIALOG Vancouver 2014/07 – 2015/05, 2013/01 – 2013/08, 2011/08 – 2011/12

- *Design and project management of large-scale mixed-use, transit, and institutional projects from conceptual design through construction administration*

Gavin Schaefer

Registrations

Chartered Planning and Development Surveyor – Royal Institute of Chartered Surveyors	2020 – Present
Project Management Professional (PMP) – Project Management Institute	2019 – Present
NCARB Certificate	2019 – Present
Architect – Washington State Department of Licensing	2019 – Present
Certified Passive House Designer – Passive House Institute	2017 – Present
Architect AIBC – Architectural Institute of BC	2016 – 2019
Construction Document Technologist – Construction Specifications Institute	2015 – 2021
LEED AP BD+C – GBCI	2013 – Present

Education

MSc Sustainable Urban Development – University of Oxford	2017 – 2020
<ul style="list-style-type: none">• <i>Graduated with Distinction, Book Prize</i>• <i>An interdisciplinary program focused on the intersection of real estate, finance, business, economics, policy, urban design, and architecture</i>• <i>Dissertation: "Densification and Sustainable Urban Development: An Assessment of Low-Density Residential Land Use Changes and Property Valuation in Vancouver, British Columbia, Canada"</i>	
Masters of Architecture – Dalhousie University	2010 – 2014
<ul style="list-style-type: none">• <i>RAIC Honour Roll, AIA Henry Adams Certificate, Alumni Memorial Award, SSHRC Fellowship</i>• <i>Thesis: "Emergent Urbanism: A Framework for Responsive Connectivity in Vancouver's False Creek Flats"</i>	
Bachelor of Environmental Design Studies – Dalhousie University	2010 – 2012
<ul style="list-style-type: none">• <i>Michael Evamy Scholarship, George W. Rogers Award, Portfolio Prize, Graduate Scholarship</i>• <i>Volunteer with students' association through completion of Masters as president, etc.</i>	
BA Psychology - Simon Fraser University	2004 – 2008

Gavin Schaefer

Volunteer Experience

Professional Advisory Council – University of Washington Architecture	2019/12 –2020/10
Mentor (Masters Program) – University of Washington Architecture	2019/11 –2020/09
Mentor (Two interns) – Architectural Institute of BC	2017/11 – 2019/06
Registration Board – Architectural Institute of BC	2017/03 – 2019/01
Young Leaders Group Committee – Urban Land Institute BC	2016/06 – 2019/01
Intern Architect Committee – Architectural Institute of BC	2015/02 – 2019/01
Mentor – UBC School of Architecture	2014/09 – 2019/01
Vice Chair/Board – International Living Futures Institute Vancouver	2014/08 – 2019/01

Memberships

Urban Land Institute (ULI)	2016/04 – Present
Royal Institute of Chartered Surveyors	2017/09 – Present
American Institute of Architects	2019/03 – Present

Design Review Board

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6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02805, **Version:** 1

Reappointment of Lisa Vasser as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Lisa Vasser</i>		
Board/Commission Name: <i>Downtown Design Review Board</i>		Position Title: <i>Business Representative</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2024</i> to <i>4/3/2026</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Central Area</i>	Zip Code: <i>98122</i>	Contact Phone No.: <i>(206) 335-6344</i>
Background: <i>Lisa is the Director of Real Estate & Corporate Facilities at Terra Power, LLC.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

LISA VASSER

PROFESSIONAL SUMMARY

Dynamic and meticulous Director of Facilities, Real Estate, and Travel with 20 years of leadership experience in construction project management, real estate acquisition, and growth strategy. Analytical and creative problem-solver with exceptional organizational skills and an ability to effectively prioritize competing demands while meeting budget targets. A relationship-focused leader with excellent written, verbal, and interpersonal communication skills capable of building high-performing teams comprised of dozens of support staff, managers, and executives. Self-motivated with experience demonstrating the ability to work remotely and independently while meeting strict deadlines.

CORE COMPETENCIES

Business Acumen | Strategic Business Planning | Contract Negotiations | Vendor Management | Capital Project Design
Diversity, Equity, & Inclusion | Resource Planning & Allocation | Performance Management | Talent Development | Sustainability

Long-Term Capacity Planning | Continuous Process Improvement | Global Travel Arrangements | Policy Implementation
Microsoft Office Suite | Word | Excel | Outlook | PowerPoint | Windows

PROFESSIONAL EXPERIENCE

DIRECTOR OF REAL ESTATE & CORPORATE FACILITIES

JUNE 2008 - PRESENT

TerraPower, LLC. | Bellevue, WA

- Executes leadership functions and coordinates programs and projects across multiple departments, overseeing all aspects from initiation to completion. Serves as a Subject Matter Expert in commercial real estate acquisition, global travel program development and administration, onboarding process development, physical security and access, staff mentorship, and professional development in-service facilitation
- Partners with corporate tenant advocates to identify and procure buildings; identifies the unique and complex needs required for each facility and creates a visionary process with architects and general contractors to strategize innovative designs, builds, and finishes
- Directs all corporate, administrative, and operational support of corporate facilities and grounds across multiple locations. Increases compliance with regulatory affairs and state regulations by obtaining necessary licensures and permits

SELECTED ACHIEVEMENTS:

Commercial Real Estate Acquisition & Growth Strategy

- Successfully procured and served as the Project Manager for over 500,000 square feet of real estate space; secured offices to allow for growth from 3 employees to over 800 staff members; negotiated 20+ leases below market rental rates, which included free rent, early termination options, and expansion options with fixed rates
- Oversaw multiple budgets from \$4M to \$155M; led and directed both new and renovation construction for office spaces, laboratories, health and fitness centers, demonstration kitchens, therapeutic pools, and classroom spaces; provided growth from one 7,000 square foot space to more than 250K square feet of office and laboratory space
- Served as a Strategic Advisor and successfully located ideal properties and negotiated overarching lease terms below market value; led negotiation efforts and acquired over 170,000 square feet of corporate space between 2012 - 2018
- Developed a reputation for securing properties below market values, including one property at \$14/square foot vs. \$45/square foot; additionally, acquired \$1M of FF&E assets at \$1 or less to realize a \$4M in total savings
- Supported business growth and development by shopping for and identifying appropriate properties and suites to meet the needs of both corporate office and nuclear lab responsibilities
- Drove bottom-line profitability by negotiating \$20K in savings for move-out repair costs at 1 property and working a bid for production and installation costs at another property down from \$39K to \$11K
- Offloaded 150+ assets to a local nonprofit for \$1.5K and created sortable tables of 2,000+ additional capital possessions
- Obtained a track record for clearing fully furnished office spaces by repurposing, re-homing, and recycling items while achieving less than 10% of items going to landfills

Talent Acquisition & Team Development

- Acknowledged by management for leadership development; provided mentoring and coaching, resulting in enhanced feelings of empowerment, validation, and confidence by all employees
- Built high-performing teams of employees and facilitated internal transfers and promotions of qualified staff by recruiting, interviewing, hiring, training, onboarding, and evaluating employees' knowledge, skills, and abilities
- Mastered People Management and successfully oversaw employee onboarding, communicated performance expectations, created goal alignment amongst executives, recognized achievements, and integrated change management

Safety & Security Compliance

- Addressed gaps in the physical security and visibility of entry points for highly sensitive locations; collaborated cross-functionally with multiple departments to include needed upgrades in 2022 budgets
- Evaluated, selected, and implemented a new Visitor Management System, iLobby, to enhance both building and staff security
- Completed and released 5 Safeguard procedures, including the procurement of all required equipment and spaces to comply with corporate safety standards and regulatory affairs
- Developed and executed a corporate emergency preparedness program; resulted in 50 staff members successfully obtaining First Aid and CPR training; conducted quarterly first aid and evacuation drills and received recognition from the County Emergency Medical Services Program for 2 events that resulted in lifesaving actions for employees

Corporate Travel Program Management

- Reduced monetary losses from canceled trips in 2020 by successfully negotiating extensions on and the pooling of unused tickets with travel agents, resulting in savings of over \$200K
- Directed travel programs both internationally and domestically, overseeing air, hotel, and rental car budgets in excess of \$1M; exceeded major cost-saving targets by negotiating rates both domestically and abroad, resulting in \$131,774 in annual savings
- Realized \$20K in travel savings by directing the use of the Delta Sky Bonus Program and achieving on-time receipt of travel visas
- Successfully negotiated the savings of over 3 million Delta Sky Bonus Program Points for future use

Emergency Planning

- Selected as the Lead Director on COVID-19 re-entry planning and strategy execution initiatives; established all protocols for work safety and productivity related to the pandemic; interfaced with the Executive Leadership Team and a task force to oversee all functions, communications, policy execution, and training initiatives
- Revised the onboarding process for new hires to accommodate the increase in remote and hybrid employees and support the Business Continuity Plan

ADDITIONAL CAREER HISTORY

Hope & Healing Director | Church Health Center | Memphis, TN

Program & Special Projects Coordinator | Seattle Public Schools | Seattle, WA

EDUCATION

Bachelor of Arts: Psychology | Fisk University | Nashville, TN

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02806, **Version:** 1

Appointment of Kirsten Wild as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Kirsten Wild</i>		
Board/Commission Name: <i>Southeast Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Rainier Beach</i>	Zip Code: <i>98178</i>	Contact Phone No.: [REDACTED]
Background: <i>Kirsten is a Principal Architect at Weinstein A+U.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.



WEINSTEIN A+U

Kirsten Wild, AIA, LEED AP BD+C, Assoc. DBIA

EDUCATION

Master of Architecture,
University of Washington, 1998

Bachelor in Religion,
Swarthmore College, 1991

PROFESSIONAL REGISTRATIONS

Registered Architect: WA

LEED Accredited Professional,
Building Design + Construction, U.S.
Green Building Council

Certified Associate Design-Build
Professional, Design Build Institute of
America (DBIA)

Kirsten Wild is a Principal at Weinstein A+U with a well-established track record of successful civic projects as well as significant expertise in the development and implementation of sustainable design solutions. She served as LEED project team administrator for Fire Station 6, which was awarded a LEED Gold rating, and she led the design of Fire Station 22 which received a LEED Platinum rating. She also has a background in historic preservation and adaptive reuse and has been an important team member on several of the office's adaptive reuse projects, including the Ainsworth & Dunn project.

Most recently, Kirsten has been serving as Principal-in-Charge on the firm's efforts to assist local congregations with the design of their new urban spaces, bringing her undergraduate degree in religion full circle.

Kirsten has been with Weinstein A+U since 2003.

RELEVANT PROJECTS

- Baker Linen Adaptive Re-Use Study - Seattle, WA
Principal-in-charge at Weinstein A+U, 2020
- Ainsworth & Dunn / 10 Clay Apartments, 2018
Principal-in-charge at Weinstein A+U, 2019
- City of Seattle Fire Stations: 6, 22 - Seattle, WA
Project Manager at Weinstein A+U, 2013, 2017
- Seattle Fire Department Headquarters Study - Seattle, WA
Project Architect at Weinstein A+U, 2005, 2008, 2015
- Woodland Park Zoo West Entry - Seattle, WA
Project Architect at Weinstein A+U, 2010
- William K. Nakamura Federal Courthouse - Seattle, WA
Project Architect at Weinstein A+U, 2009

Design Review Board

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- 12 City Council-appointed
- 13 Mayor-appointed
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- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
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6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
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6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
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9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
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6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
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1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
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2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02807, **Version:** 1

Appointment of Jacob Woll as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Jacob Woll</i>		
Board/Commission Name: <i>Downtown Design Review Board</i>		Position Title: <i>Design Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Belltown</i>	Zip Code: <i>98121</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Jacob is a Project Architect at Perkins&Will.</i>		
Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date Signed (appointed): 3/19/2024		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

JACOB WOLL AIA, NCARB

| Licensed Architect in WA State

Education

June 2022	Masters in Architecture University of Washington, College of Built Environment Seattle, WA
2020 - 2022	Narmore Fellowship for Arch. Studies, Copeland Urban Design Fellow, Miller Hull Award, Sutton Arch. Fellowship
Fall 2021	Scan Design Visiting Professor Studio + Study Abroad Copenhagen
	Studio High Pass Fall 2020, Winter 2021, Fall 2021, Winter 2022, Spring 2022
May 2017	Bach. Sc. in Architecture University of Minnesota, College of Design Minneapolis, MN
January 2016 - May 2016	Study Abroad Rome, Istanbul & Madrid - Tradition in Transformation - Urban Form and Theory
	University Honors Program
Spring 2016, Fall 2016	Dean's List

Experience

April 2023 - Present	Architect Perkins&Will Seattle
	Project Architect + Team Member Lead documentation and detailing for a variety of project types including laboratory high-rise and a Natl. Park visitor center restoration in Denali Natl. Park. Project designer on an adaptive reuse engineering shop space. Assisted in multifamily development through dashboards and feasibility studies
February 2021 - April 2023	Architect Johnston Architects Seattle
	Project Designer + Manager Worked alongside firm partners to advance design vision in all phases, including CA. Managed multiple single family projects in the PNW simultaneously. Led visualization standards initiatives, helped navigate becoming an Arch. 2030 signatory as a firm as a sustainability committee member.
May 2015 - July 2020	Architectural Designer Cuningham Group Architecture Urban Living Minneapolis
	Sustainability Advocate Facilitated design workshops and analyzed building performance to guide project sustainability
	Firm-wide Lecture Series Developed and hosted weekly forum on pertinent design and practice topics
	Design Team Experience District-scale historic rehabilitations, Biophilic Sr. living campuses, Urban high-rise housing, Minneapolis homeless navigation shelter, AIA MN office remodel, City master plan authorship. Practiced generative design, sketching and physical modeling to produce development fit-plans for mixed-use projects, worked alongside city and client planning teams to explore land uses. Co-Authoring masterplans and facilitated community meetings.
	Project Manager and Lead Designer Personally secured project, executed concepting, SD, & DD for micro brewery

Engagement

Professional

2022 - 2024	Seattle Design Review Board Downtown Review commercial projects for neighborhood design guideline compliance.
2017 - 2020	AIA MN Associate AIA University of Minnesota student board member, Government Affairs participant
2017 - 2020	USGBC Member Cuningham Group sustainability representative, IMPACT conference attendee
2015 - 2019	Our Streets MN Volunteer Campaigned for pedestrian infrastructure and Vision Zero in Minneapolis / Saint Paul

Academic

2022	Graduate Assistant University of Washington CBE Published and presented studio vision for Seattle OPCD's "One Seattle" comp plan update, focusing on reimagining of single-family neighborhoods into equitable, denser communities.
2019, 2020, 2024	Guest Reviewer Univ. of Minnesota College of Design, Univ of Washington College of Built Env.
2015 - 2016	Vice President AIAS Elected Sat on the AIA Minneapolis Professional Board, Organized regional student events, co-hosted bi-weekly meetings and guest lecturers, set up local firm tours for student members
2013 - 2015	Facilities, Housing and Transit Committee Minnesota Student Association Appointed AIAS Representative
	Advocated for bus routes, protected bike lanes and prioritization of pedestrianization efforts on capital projects

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name († holdover, ‡ beginning mid-term)	Term Begin Date	Term End Date	Term #	Appointed By
1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
6	M		2.	Local Community, NE	Lee, Todd	4/4/2023	4/3/2025	1	Mayor
6	M		3.	Development, SW	Schaefer, Gavin	4/4/2024	4/3/2026	1	Mayor
6	M		4.	Business/Landscape, W	Allwine, Stephen A ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	M		5.	Local Residential, SW	McCulloch, Rob	4/4/2023	4/3/2025	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily †	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Wild, Kirsten	4/4/2024	4/3/2026	1	Mayor
6	F		8.	Development, SE	Baxter, Brenda L.	4/4/2024	4/3/2026	1	Council
1	M		9.	Local Community, NW	Prathivadi, Keshav	4/4/2024	4/3/2026	1	Council
9	M		10.	Business/Landscape, NW	Wagner, Solomon	4/4/2023	4/3/2025	1	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2023	4/3/2025	2	Mayor
6	M		12.	Development, NW	Efthimiadis, Nicholas	4/4/2024	4/3/2026	1	Mayor
2	F		13.	Business/Landscape, DT	Vasser, Lisa	4/4/2024	4/3/2026	2	Mayor/Council
5	M		14.	Development, E	Arun, Akhil ‡	4/4/2023	4/3/2025	1	Council
6	M		15.	Development, NE	Say, Dan	4/4/2024	4/3/2026	1	Council
6	F		16.	Local Community, SW	McClurg, Jessie	4/4/2024	4/3/2026	1	Council
3	M		17.	Design Professional, NE	Herrera-Enzuate, Stuart	4/4/2024	4/3/2026	1	Council
1	F		18.	Design Professional, W	Sato, Norie	4/4/2023	4/3/2025	1	Council
5	F		19.	Local Community, W	Maas, Sarah Ashley	4/4/2024	4/3/2026	1	Mayor
6	M		20.	Development, DT	Bendix, Christopher	4/4/2023	4/3/2025	1	Council
3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
6	M		23.	Design Professional, NW	DiRaimo, Ryan	4/4/2023	4/3/2025	1	Mayor

9	M		24.	Local Community, E	Reilly, Joe ‡	4/4/2023	4/3/2025	1	Council
6	F		25.	Local Residential, NW	Böehm, Vanessa Martina	4/4/2024	4/3/2026	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2024	4/3/2026	2	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2023	4/3/2025	2	Mayor
9	F		28.	Local Residential, NE	Schickler, Kayleigh	4/4/2023	4/3/2025	1	Mayor/Council
6	M		29.	Design Professional, DT	Woll, Jacob	4/4/2024	4/3/2026	1	Mayor
1	F		30.	Design Professional, SW	Li, Nicole ‡	4/4/2023	4/3/2025	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Duda, Nick	4/4/2024	4/3/2026	1	Mayor/Council
2	M		32.	Local Residential, W	Ogunmola, Kinsley	4/4/2023	4/3/2025	1	Mayor/Council
6	U		33.	Local Residential, E	Cosman, Jacob	4/4/3023	4/3/2025	1	Mayor/Council
1	M		34.	Local Residential, SE	Zhang, Zi	4/4/2023	4/3/2025	1	Mayor/Council
6	M		35.	Business/Landscape, NE	Doehr, Benjamin	4/4/2024	4/3/2026	1	Mayor/Council
2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
1	F		39.	Design Professional, CA	Wong, Samantha	4/4/2024	4/3/2026	1	Council
5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02808, **Version:** 1

Appointment of Samantha Wong as member, Design Review Board, for a term to April 3, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Samantha Wong</i>		
Board/Commission Name: <i>Central Area Design Review Board</i>		Position Title: <i>Design Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Magnolia</i>	Zip Code: <i>98199</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: <i>Samantha is a Project Architect at GGLO.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 3/19/2024	Appointing Signatory: <i>Tammy J. Morales</i> <i>Seattle City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

EDUCATION

**BA Architecture &
BS Construction Management**
University of Washington, 2009

Coxswain on UW Men's Crew
Study Abroad: Chinese University
of Hong Kong, 2007

TECHNOLOGY

AutoCAD, Revit, BIM360,
SketchUp, Rhino
Adobe CS Suite: Photoshop,
InDesign, Illustrator
MS Project, Primavera 6
Procore, Newforma
MS Office, Bluebeam

COMMUNITY COLLABORATIONS

**Seattle Chinatown Seafair
Parade 2016 & 2017**
Vendor / volunteer coordination.

Seattle Design Festival 2015
Partnered with *Skate Like A Girl* to
create a physical 5' x 5' skate
stations to educate, encourage,
and communicate skate culture.

**Hong Kong – Shen Zhen
Biennale 2007 – Design &
Engineering** exhibition showcasing
a spanning canopy made of
interlocking structural modules.

Skanska Competition 2007
1st place - In-patient hospital room
focused on patient well-being and
storage solutions.

EXPERIENCE

PROJECT ARCHITECT

GGLO / Dec 2019 – Dec 2023 (Seattle, Washington)

Licensed Architect with design and project management experience from concept / design development through construction administration. Manages collaboration between multidisciplinary and diverse project teams and stakeholders. Technical delivery of projects inclusive of design standards, specifications, and document control. Believes in industry mentorship. Projects: multi-family and mixed-use retail / commercial ranging between \$2 - \$15 Million.

- Prepare presentations of design concept & progress during community outreach periods.
- Focus in construction admin, balancing field constructability preferences with project sequencing and scheduling constraints.
- Develop office standards for construction admin and observation.
- BIM coordination and clash detection.
- Assess regulatory requirements and evaluate existing site conditions to develop project criteria.
- Develop and document the design solution/intent, and administer documentation of the construction process.
- Evaluate progress of construction for conformance with design intent and regulatory requirements.
- Assist owner or stakeholders with the project management of the financial aspects of the construction phase (pay application).

DESIGNER – LEAD CONSTRUCTION ADMINISTRATION

KATERRA / Jan 2019 – Oct 2019 (Seattle, Washington)

Lead CA and acting project architect on multi-family garden style complexes; also supporting 7 concurrent projects during the construction phase. Assist with operations level team member for engineering change management and technology. Projects valuing up to \$35 Million.

PROJECT ENGINEER (QUANTITY SURVEYOR)

A J SAVILLE / Jul 2018 – Oct 2018 (Queenstown, New Zealand)

Highly independent role with emphasis in Contracts Administration and Cost Estimating for high-end residential construction company. Projects valuing between \$1 to \$5 Million.

CONSTRUCTION CONSULTANT

MARSH & MCLENNAN / Jan 2014 – April 2018

Client-facing role supporting experts in dispute resolution via audits and risk assessments for complex construction and engineering projects. Project types: multi-family, commercial, transportation and industrial valuing between \$1 Million to \$10 Billion.

INTEREST & HOBBIES

Outdoor Enthusiast: summited Mt. Rainier, snowboarded down Mt. St. Helens, hiking to Everest Base Camp, rock climbed Washington Pass, Mazama, and parts of Utah, amateur fisherwoman

Amateur Artist: night sky and landscape photographer, coffee cafe sketcher, mixed-medium painter

Community Service: trail work/conservation, community youth programs, public events (art) volunteer

PROJECT COORDINATOR

MARX | OKUBO / May 2011 – Dec 2013

Represented owner / stakeholder interests during new construction via OAC meeting pay app review, handicap-accessible code compliance, and coordination between project teams. Conducted property condition assessments for acquisitions via opining on site conditions, interior life-cycle costs, exterior waterproofing, and code compliance. Project types: multi-family, retail and commercial valuing between \$5 to \$25 Million.

FREELANCE DESIGNER / OPTICAL ASSOCIATE

BELLA VISION OPTICAL / Feb 2010 – May 2011

Designed a new optical clinic and retail space where I created an architectural TI permit set submitted and approved by the City of Bellevue. Project type: healthcare and retail valuing \$10,000.

PROJECT ENGINEER / CAD DRAFTER

PRECISION ELECTRIC GROUP / Jul 2009 – Oct 2009

Project management support role for an electrical contractor where I produced AutoCAD electrical drawings; updated drawing and model clashes via BIM coordination; and successfully obtained jobs during bidding process. Project types: commercial, healthcare and office.

ARCHITECTURAL INTERN

MULVANNYG2 ARCHITECTURE / Jun 2007 – Nov 2008

Construction documentation support for Costco design team via red-lining / structural detailing, coordinating RFI's & submittals, reviewing fire system code and compliance, and reviewing specifications. Project type: warehouse / retail.

Design Review Board

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Roster:

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1	M		1.	Local Residential, DT	Kuo, Jonas	4/4/2023	4/3/2025	1	Mayor/Council
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3	F		21.	Business/Landscape, SW	Alvarez, Ana ‡	4/4/2023	4/3/2025	1	Mayor/Council
9	F		22.	Design Professional, SE	De Giuli, Adriana	4/4/2023	4/3/2025	1	Council
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2	F		36.	Get Engaged	Abdulkadir, Shabazz	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)
6	F		37.	Local Residential, CA	Port, Brittany	4/4/2024	4/3/2026	1	Council
6	M		38.	Local Community, CA	Karlinsey, Ethan	4/4/2024	4/3/2026	1	Mayor
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5	M		40.	Development, CA	Hirsty, Daniel	4/4/2024	4/3/2026	1	Mayor
1	F		41.	Business/Landscape, CA	Hu, Quanlin	4/4/2024	4/3/2026	1	Mayor/Council
N/A	N/A		42.	Get Engaged	Soulmani, Radia	9/1/2023	8/31/2024	1	Mayor (SMC 3.51)

New Appointments
Re-appointments
Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	6	0	0	1	1	0	0	2	9	0	0	1
Council	6	6	0	0	3	0	1	0	1	5	0	0	2
Joint	8	7	0	0	4	2	1	0	0	5	0	0	2
Total	22	19	0	0	8	3	2	0	3	19	0	0	5

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: CB 120749, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.

WHEREAS, a 9.7 acre area of the Georgetown neighborhood along 4th Avenue South between S.

Fidalgo Street and S. Dawson Street has been zoned commercial since the 1970s and the existing Commercial 1 zone that applies to the area allows a broad mix of commercial and residential uses and the height limit is 75 feet; and

WHEREAS, the Georgetown Community Development Authority (GCDA) was formed in 2019 as a 501(c)(3) nonprofit organization and operates affordable artist and artisan work spaces; and

WHEREAS, GCDA is seeking to develop a mixed-use development that if fully built would include approximately 900 homes along with childcare, community resources, and cultural institutions on multiple blocks on land it owns in a portion of the 9.7 acre Commercial 1 zoned area; and

WHEREAS, numerous other properties in the 9.7 acre area are not owned by GCDA and could be developed with a broad mix of commercial and residential uses; and

WHEREAS, the 9.7 acre area is completely surrounded by land designated Manufacturing Industrial Center (MIC) on the City's Future Land Use Map and is in an industrial zone with an 85 foot height limit; and

WHEREAS, the Georgetown neighborhood contains a high number of artist studios and arts organizations and portions of the MIC near Georgetown contain a variety of industrial,

logistics, and manufacturing businesses, resulting in a higher likelihood of demand for ground level arts and industrial uses in Georgetown compared to many other commercially zoned areas of the city; and

WHEREAS, arts and industrial uses often need space with a high ceiling height of 16 feet or greater to accommodate their activities; and

WHEREAS, in zones with a 75-foot height limit it is unlikely that a builder could maximize the amount of housing that could be constructed using an economical non-high rise construction type while providing tall ground floor spaces needed by arts and industrial uses; and

WHEREAS, a height limit exception allowing an increase to 85 feet would allow a builder to maximize the amount of housing that could be built in a non-high rise construction type and accommodate ground floor ceiling heights of approximately 20 feet; and

WHEREAS, an 85-foot height limit in the 9.7 acre Commercial 1 zone would be the same as the height limit in all surrounding zones; and

WHEREAS, it is a high priority for the City to support increased housing production to meet strong demand and to increase the quantity of rent- and income-restricted affordable housing; and

WHEREAS, GCDA reports that it held meetings that were open to the public on February 27, 2022, and June 11, 2022, at which the proposed additional height was reviewed by members of the public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection 23.47A.012.A of the Seattle Municipal Code, which section was last amended by Ordinance 126685, is amended as follows:

23.47A.012 Structure height

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use

Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

1. In zones with a 30-foot or 40-foot mapped height limit:

a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

1) Either:

a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or

b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and

2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

b. The height of a structure may exceed the otherwise applicable limit by up to 7 feet, subject to subsection 23.47A.012.A.1.c, provided all of the following conditions are met:

1) Residential and multi-purpose retail sales uses are located in the same structure;

2) The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet;

3) A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;

4) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit if a floor-to-floor height

of 16 feet were not provided at street level; and

5) The structure is not allowed additional height under subsection

23.47A.012.A.1.a.

c. The Director shall reduce or deny the additional structure height allowed by this subsection 23.47A.012.A.1 if the additional height would significantly block views from neighboring residential structures of any of the following: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, Green Lake, Puget Sound, Lake Washington, Lake Union, or the Ship Canal.

2. Within the Station Area Overlay District within the University Community Urban Center, maximum structure height may be increased to 125 feet when all of the following are met:

a. The lot is within two blocks of a planned or existing light rail station;

b. The proposed use of the lot is functionally related to other office development, permitted prior to 1971, to have over 500,000 square feet of gross floor area to be occupied by a single entity;

c. A transportation management plan for the life of the use includes incentives for light rail and other transit use by the employees of the office use;

d. The development shall provide street-level amenities for pedestrians and shall be designed to promote pedestrian interest, safety, and comfort through features such as landscaping, lighting, and transparent facades, as determined by the Director; and

e. This subsection 23.47A.012.A.2 can be used only once for each development that is functionally related.

3. On a lot containing a peat settlement-prone environmentally critical area, the height of a structure may exceed the otherwise applicable height limit and the other height allowances provided by this Section 23.47A.012 by up to 3 feet. In addition, 3 more feet of height may be allowed for any wall of a structure on a sloped lot, provided that on the uphill sides of the structure, the maximum elevation of the structure height shall be no greater than the height allowed by the first sentence of this subsection

23.47A.012.A.3. The Director may apply the allowances in this subsection 23.47A.012.A.3 only if the following conditions are met:

a. The Director finds that locating a story of parking underground is infeasible due to physical site conditions such as a high water table;

b. The Director finds that the additional height allowed for the structure is necessary to accommodate parking located partially below grade that extends no more than 6 feet above existing or finished grade, whichever is lower, and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level above; and

c. Other than the additional story of parking allowed according to this subsection 23.47A.012.A.3, the additional height shall not allow an additional story beyond the number of stories that could be built under the otherwise applicable height limit.

4. In zones that are located within the Pike/Pine Conservation Overlay District with a mapped height limit of 75 feet, the provisions of Section 23.73.014 apply.

5. In Commercial zones bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west, the height of a structure may exceed the otherwise applicable limit by up to 10 feet, provided all of the following conditions are met:

a. The applicant makes a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.58D;

b. The development includes at least five stories solely occupied by residential uses;

c. At least 20 percent of the street frontage at street-level of the development shall be street-level uses from the list in subsection 23.47A.005.D.1;

d. A floor-to-floor height of 20 feet or more is provided for non-residential uses at street level; and

e. All dwelling units in the development have sound-insulating windows and air cooling

and ventilation systems meeting the requirement of subsection 23.47A.009.J.4 and 23.47A.009.J.5.

* * *

Section 2. 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)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of Planning & Community Development (OPCD)	Geoff Wentlandt	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.

Summary and Background of the Legislation:

This legislation allows a 10-foot height limit exception for development in one commercially zoned tract of land within the area commonly considered as the Georgetown neighborhood. Developments are required to meet the following building performance criteria to access the height limit exception:

- The applicant must commit to the green building standard and demonstrate compliance with that commitment;
- The development must include at least five residential stories;
- The development must include street-level uses for at least 20 percent of the street frontage at street level;
- Street level non-residential uses must have a floor-to-floor height of at least 20 feet; and
- Dwellings must have sound-insulating windows and air cooling and ventilation systems meeting certain requirements.

All other standards controlling the bulk and scale of development and the allowable uses are unchanged. The amendment is a text amendment only and no changes to zoning maps are required.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? Yes No

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

This legislation affects Seattle Department of Construction and Inspections (SDCI) in a small way as SDCI staff will need to be made aware of the code amendment for the purposes of permit review. However, this will not create a meaningful fiscal impact on SDCI.

b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.

This legislation applies to all properties in the Commercial 1 zone in a 9.7 acre area bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west.

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.

This legislation does not impact vulnerable or historically disadvantaged communities.

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation. None.

iii. What is the Language Access Plan for any communications to the public? None.

d. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.

This is a non-project action. Emissions will be considered as part of the environmental review of any future developments in the zone. The proposed action is not expected to increase or decrease the amount of vehicle trips in the area or the types or methods of construction of buildings that would otherwise occur. A State Environmental Policy Act (SEPA) Determination of Non Significance was prepared and issued on September 21, 2023 and is available by entering that date of publish in the City's public notices website at [Find Public Notices - Seattle Services Portal | Seattle.gov](#) (see item 000809-23PN).

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

This legislation will not decrease resiliency in a material way.

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

No

5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

- Is a public hearing required?**

Yes

- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**

Yes. OPCD published a SEPA determination of non-significance (DNS) on September 21st, 2023 in the DJC and the City’s Land Use Information Bulletin. No SEPA appeals were received. A notice of public hearing will be published at least 30 days in advance of the City Council taking action of the proposed legislation.

- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies? Not applicable, the legislation does not change spending and/or revenues.**

- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization? Not applicable, the legislation does not create a non-utility CIP project of any kind.**

6. ATTACHMENTS

Summary Attachments:

Summary Attachment 1 – SEPA DNS

Summary Attachment 2 – Area Map



ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

SEPA Threshold Determination For Georgetown Live-Work District Amendments

Project Proponent:	City of Seattle
Location of Proposal:	The C1-75(M) Zone
Scope of Proposal:	<p>The proposal is a legislative action to amend subsection 23.47A.012 of the land use provisions in the Seattle Municipal Code to allow an additional ten (10) feet of height above current limits to qualifying developments that satisfy certain specified parameters. There is no specific site or development proposal. Rather, the proposed new code section would affect a 9.7-acre area of the Georgetown neighborhood that is currently zoned C1-75(M). Specifically, to qualify for the additional ten feet of height, the development would need to:</p> <ul style="list-style-type: none">• Commit to meet the green building standard and demonstrate compliance with that commitment, in accordance with Chapter 23.58D SMC;• Include at least five floors exclusively dedicated to residential use;• Provide certain specified street-level uses along at least 20% of its street frontage;• Ensure that its residential units will serve tenants or owners earning no more than 80% of area median income for the applicable duration of years specified in the City’s MHA-performance option (SMC 23.58C.050.B), pursuant to an agreement between the City and the developer; and• Provide sound insulating windows and air cooling and filtration consistent with standards elsewhere in the Land Use Code for housing that is proximate to industrial areas

BACKGROUND

Proposal Description

The Seattle Department of Construction and Inspections (SDCI) is recommending a text amendment to subsection 23.47A.012 of the Seattle Municipal Code to provide a ten-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood for developments in which all

**SEPA Threshold Determination
Georgetown Live-Work District
Amendments to Land Use Code
Chanda Emery, SDCI
September 14, 2023**

dwelling units are affordable housing. The subject 9.7-acre area of Georgetown is located along 4th Avenue South and South Lucille Street, between South Fidalgo Street and South Dawson Street in the C1-75(M) zone.

The City of Seattle describes the intent of the proposed legislation. It is a high priority for the City to support increased housing production to meet strong demand and to increase the quantity of rent- and income-restricted affordable housing.

In summary, the intent is to support efforts to increase our City's stock of affordable artist and artisan work spaces which helps to build more affordable housing in a mixed-use affordable community that if fully built would include approximately 900 homes along with childcare, community resources, and cultural institutions. The area is generally located on multiple blocks of land which is owned by the Georgetown Community Development Authority (GCDA) a portion of the 9.7-acre Commercial 1 zoned area and numerous other properties in the 9.7-acre area are not owned by GCDA which could be developed with a broad mix of commercial and residential uses.

Public Comment

Proposed changes to the Land Use Code require City Council approval. Opportunity for public comment will occur during future Council meetings including a public hearing.

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* (dated August 25, 2023);
- the information contained in the Industrial and Maritime Strategy DEIS and FEIS, with appendices, OPCD 2022;
- Citywide Implementation of Mandatory Housing Affordability (MHA) Draft Environmental Impact Statement ("DEIS") and Final Environmental Impact Statement ("FEIS"), OPCD 2017;
- Local Production Study, OPCD 2015;
- Georgetown Neighborhood Existing Conditions Review, City of Seattle Department of Planning and Development ("DPD") 2014;
- Georgetown Existing Land Use Study (map), DPD 2014;
- Greater Duwamish Manufacturing and Industrial Center Plan, City of Seattle Neighborhood Planning Office, 1999;
- Georgetown Neighborhood Plan Part I, City of Seattle Neighborhood Planning Office, 1999; and the experience of SDCI analysts in reviewing similar documents and actions.

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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. Future development affected by this legislation will be reviewed under existing laws, including, if applicable, the City's SEPA ordinance, to address any short-term impacts on the environment.

Long-Term Impacts

As a non-project action, the proposal is anticipated to have no significant long-term impacts on the environment. Any minor impacts are attributable to any shift in the type or configuration of development that would be likely to occur in the C1-75(M) zone over the long term, compared to the development that would otherwise occur in the absence of the proposal. To the extent that the proposal increases the likely pace of development in the area, this could also be a non-significant indirect long-term impact. While there may be a near-term (1-3 year) increase in the likelihood of development with the proposal compared to without the proposal, over the long term (4-20 years) the change in overall amount of development is expected to be not significant with no adverse impacts. While the proposal would facilitate permitting of an additional story of affordable housing for qualifying proposals, it is unlikely to result in development and land uses that would be incompatible or substantially adversely different in locational pattern, scale, siting or other compatibility factors from multifamily housing that can be developed in these locations today. The Commercial 1 zone designation is unchanged under the proposal so allowable uses in new development would be the same with or without the proposed legislation. Any net increase in the production rate of new development, and thus the land use impacts associated with new development will be not significant in the context of the city's overall expected growth.

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 adverse impacts on any of these elements of the natural environment. The proposal would not significantly change the scale or intensity of the future development that could already occur in the area. The only effect of the proposal is to incrementally increase the potential for more affordable housing to occur in the affected area which is a highly urbanized 9.7-acre area with a comparatively high percentage of impervious surfaces in lieu of other potential uses. It is not expected that an incremental shift to increases in more affordable housing and live-work land uses would increase the profile of impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, nor releases of toxic or hazardous materials, compared to other types of development that would occur in the absence of the proposal. No development standards governing landscaping requirements, tree planting, or green factor or codes related to energy area proposed for amendment.

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Built Environment

The proposed legislation will affect the built environment and will have no adverse impact related to the built environment, including land use. The impacts to the built environment include any impacts related to land and shoreline use, height/bulk/scale, housing, and historic preservation. Below is a discussion of the relationship between the proposal and built environment:

Land Use/Height, Bulk and Scale

The proposal could enable an incremental amount of additional housing capacity beyond what is currently available in the affected area under current zoning. The underlying goal of this non-project action is to allow for neighborhood-appropriate development that will provide affordable housing while enabling new development to provide ground level space that can accommodate light industrial and art-related land uses. The proposal could result in new affordable housing by incrementally encouraging affordable housing in the affected area, as any new development that takes advantage of the height limit exception would provide all the housing as affordable housing as a condition. Potential height or facade impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review and design review, as appropriate. There are no SEPA protected view corridors within the 9.7-acre area of the Georgetown neighborhood and the marginal difference in view blockage between a 75-foot building (as currently permitted) and an 85-foot building (as proposed to be permitted) would be minor and not significant.

The area is geographically limited to an affected area that is roughly bisected by South Lucille Street and 4th Avenue South, with close proximity to Interstate 5 and Highway 99. Specifically, the subject area is roughly bounded by S Dawson Street to its north, S Fidalgo Street to its south, and by 3rd Avenue S to its west and 5th avenue S to its east. The geography of the affected area is not large enough to significantly alter the overall housing market in the city, where it remains a priority to provide increased supply of housing. While the proposal would facilitate permitting of an additional story of affordable housing for qualifying proposals, it is not likely to result in development and land uses that would be incompatible or substantially and adversely different in locational pattern, scale, siting or other compatibility factors from multifamily housing that can already be developed in these locations today. The Commercial 1 zone designation is unchanged under the proposal so allowable uses in new development would be the same with or without the proposal.

The height exception would allow for a height limit of 85 feet in the subject area, which is equal to the height limit of the industrial zones surrounding this 9.7 acre-area. The proposal to allow an additional ten (10) feet of height above current limits to qualifying developments that satisfy certain specified parameters is not anticipated to have a significant impact to height, bulk and scale.

In addition, since providing all the homes as affordable is a condition for any project accessing the height exception, the proposal is likely to increase the amount of affordable housing. These effects of the proposal are consistent with housing goals and policies of the City's Comprehensive Plan.

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The following is a selection of those relevant goals and policies.

GOALS

- H G2 - Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle’s housing supply.
- H G3 - Achieve a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types, and incomes.
- H G4 - Achieve healthy, safe, and environmentally sustainable housing that is adaptable to changing demographic conditions.
- H G5 - Make it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.

POLICIES

- H5.2 - Expand programs that preserve or produce affordable housing, preferably long term, for lower-income households, and continue to prioritize efforts that address the needs of Seattle’s extremely low-income households.
- H5.5 - Collaborate with King County and other jurisdictions in efforts to prevent and end homelessness and focus those efforts on providing permanent housing and supportive services and on securing the resources to do to.
- H5.16 - Consider implementing a broad array of affordable housing strategies in connection with new development, including but not limited to development regulations, inclusionary zoning, incentives, property tax exemptions, and permit fee reductions.

In consideration of the factors that limit the degree of the land use impact, it is determined that the level of impact would not rise beyond minor. There would be no significant adverse impact.

Regarding other kinds of potential land use impacts such as compatibility of uses, there would be no impact because live-work units have very similar patterns of activity and use characteristics as residential uses, which are already allowed in the same area.

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

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absence of the proposal. The proposal is not anticipated to have significant impacts to historic preservation.

Noise, Shadows on Open Spaces, Light & Glare, Environmental Health, and Public View Protection

This proposal would not make these types of impacts more likely. At the project level, the City's regulations, including SEPA regulations, will analyze and identify any needed mitigation of these impacts. The proposal as noted in the Checklist is a non-project action in a highly urbanized area in Georgetown that is currently zoned for and allows for residential land uses. The 2022 Environmental Impact Statement (EIS) for the City's Industrial and Maritime Strategy summarized and measured ambient air concentrations of monitored pollutants for specific areas including Georgetown. It found that air pollutant concentration for all monitored pollutants in Georgetown were below the limits on concentration levels of criteria pollutants set by the National Ambient Air Quality Standard when wildfire is excluded. Portions of the subject area are within 1,000 feet of the Union Pacific Argo rail yard and within about 1,500 feet of the BNSF railway company's dual track rail line. Portions of the study area may be affected by air pollution from freight and passenger rail operations. While these operations generate air emissions in the immediate vicinity of railways, train operations, including both freight and Commuter rail such as Sound Transit's Sounder system are intermittent. The contribution of air emissions from rail compared to the overall ambient air quality environment in the Seattle MIC areas is relatively minor compared to other sources such as traffic. However, areas near train yards may experience higher exposure to air emissions from assembling railcars into long trains and idling engines (WDOH 2008). Future residents would be protected from industrial uses in the same manner as they are under current conditions therefore no adverse impacts are identified.

Regarding the potential for noise impacts, the City's Industrial and Maritime Strategy EIS from 2022 summarized and measured noise levels in industrial areas including near Georgetown. Measurements indicate that portions of the Georgetown/South Park subareas exceed HUD's 65 dBA standard and would be classified as noise-impacted areas needing additional noise attenuation for residential structures. The Georgetown noise measurement, while not in the subject area, found the area to have a 24-hour LDN average noise level of 68.1 dBA. Existing noise regulations would continue to apply, and potential impacts of future, specific development proposals would be addressed through applicable noise regulations and/or separate project-specific environmental review, as appropriate. As an integrated feature of the proposal, development that accesses the height limit exception would as a condition provide sound insulating windows. This proposal would not make noise impacts more likely, therefore no significant or adverse impacts are identified. In addition, the proposal does not alter development standards for required setbacks or open space. The building envelopes for setbacks and open space would generally remain the same as existing conditions with no significant impacts under this proposal.

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Transportation and Parking

The proposal is not anticipated to result in any direct adverse impacts on transportation or parking. If the proposal incrementally increases the potential for additional housing units to occur in the affected area, it is not expected that it would result in a significant increase demand on transportation or parking. In the Georgetown neighborhood residents commonly opt for non-personal vehicle transportation modes. This neighborhood is served by King County Metro, including the 131 and 132 lines. The 113 and 121 lines are accessible on E Marginal Way S (also known as Highway 99) a few blocks away. On-street parking is available and is free of charge in comparison to other urbanized areas of the city which either is metered or require a residential pre-paid parking pass. The Checklist identified that the proposal could incrementally increase the amount of housing units compared to what would otherwise be developed, by an amount not expected to exceed 10%. However, the proposal could also reduce vehicular trips in the area by increasing capacity for affordable residential development in close proximity to jobs in the surrounding manufacturing industrial area (MIC) if workers are able to access jobs by means other than personal automobile, or if the trips they take are shorter or more local than they would otherwise be therefore no adverse impacts are identified.

Public Services and Utilities

Adoption of the proposal would not create any impacts on public services or utilities. If the proposal incrementally increases the potential for some additional housing units compared to what would otherwise be developed, it is not expected that it would result in a significant adverse impact for an increased demand for public services or utilities. As noted in the Checklist, the urbanized 9.7-acre area of Georgetown neighborhood has electricity, telephone, water and refuse service, and most (but potentially not all parcels) have cable/fiber optics, sanitary sewers, and natural gas. Project-specific information on site-specific utilities would be determined during the design, any applicable environmental review, and permitting of individual projects.

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.

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- 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).

Signature: __[On File]_____

Chanda Emery, Senior Planner
Seattle Department of Construction and Inspections

Date: September 14, 2023

Proposed Georgetown Height Limit Exception Area





Seattle

Georgetown Commercial Zone Height Limit Exception

**Seattle Office of Planning and Community Development (OPCD)
Director's Report and Recommendation
January 2024**

Proposed Zoning Text Amendment

This proposed legislation would allow a 10-foot height limit exception for development in one commercially zoned tract of land within the area commonly considered as the Georgetown neighborhood. Developments would be required to meet certain building performance criteria to access the height limit exception. All other standards controlling the bulk and scale of development and the allowable uses would be unchanged. The amendment is a text amendment only and no changes to zoning maps are required.

Geography and Current Zoning

The affected area is a contiguous 9.7 acres along 4th Avenue South between S. Fidalgo Street and S. Dawson Street that has been zoned commercial since the 1970s. (See map on the following page). The existing zone designation is the Commercial 1 zone with a 75-foot height limit (C1-75). The C1-75 zone allows a broad mix of commercial and residential uses. The 9.7 acre area is completely surrounded by land designated Manufacturing Industrial Center (MIC) on the City's future land use map and is in an industrial zone with an 85 foot height limit. Therefore, the height limit exception in the affected area would result in a height limit that would be the same as all the surrounding zones.

The existing built environment in the affected area is a variety of one and two story commercial buildings that include uses such as small restaurants or bars, offices, and automotive and building supply stores. There has been little or no major new construction in the area in decades. The affected area is adjacent to, but does not include the Seattle Design Center, which is a large multi-story marketplace for home furnishings and art. 4th Ave. S. runs through the center of the affected area and is a 4-lane arterial roadway and designated major truck street. Industrially zoned lands surrounding the affected area are occupied by a variety of light industrial uses and small-scale offices buildings. A residentially zoned portion of the Georgetown neighborhood is approximately 1,000 feet to the west of the affected area, and the mixed-use area along Airport Way S. that is often considered the heart of the Georgetown neighborhood is approximately ¼ mile from the affected area to the southwest.

Proposed Georgetown Height Limit Exception Area



Policy Intent

The intent of the proposed legislation is a response to a unique set of circumstances in the location. The Georgetown Community Development Authority (GCDA) was formed in 2019 as a 501(c)3 nonprofit organization and operates affordable artist and artisan work spaces. GCDA is seeking to develop a mixed-use development that if fully built would include approximately 900 homes along with community resources, and cultural institutions on multiple blocks on land it owns in a portion of the 9.7 acre Commercial 1 zoned area. Numerous other properties in the 9.7 acre area are not owned by GCDA and could also be developed with a broad mix of commercial and residential uses, and take advantage of the proposed height limit exception.

The area generally considered to be Georgetown contains a high number of artist studios and arts organizations. Additionally, portions of the Manufacturing and Industrial Center (MIC) near Georgetown contain a variety of industrial, logistics and manufacturing businesses. As a result of these factors the affected area has a higher likelihood of demand for ground level arts and light industrial uses compared to many other commercially zoned areas of the city. Arts and industrial uses often need space with a high ceiling height of 16-20 feet to accommodate their activities.

The greatest number of wood-framed floors that can be constructed on top of a concrete base structure for commercial/light industrial/arts uses under the Seattle Building Code is six. With average floor to floor heights of 10'-11' for residential stories, it is unlikely that a builder could construct six floors of housing in a 75' zone while also providing the type of tall ground floor spaces necessary to accommodate the light industrial and arts spaces desired in and around the Georgetown community. A height limit exception allowing an increase to 85 feet would address this by allowing a builder to maximize the amount of housing that could be built in wood framed construction and accommodate ground floor ceiling heights of approximately 20 feet.

It is a high priority for the City to support increased housing production to meet strong demand and to increase the quantity of rent- and income-restricted affordable housing. The City's Mandatory Housing Affordability (MHA) requirements would apply to development. It is also a goal of the City to continue supporting a vibrant variety of arts and light industrial uses in the Georgetown neighborhood and in locations near the Manufacturing Industrial Center. The proposed legislation would encourage future developments in the area to maximally contribute towards both of these goals.

Comprehensive Plan Consistency

The Future Land Use Map (FLUM) designation for the affected area in the City's Comprehensive Plan is "Commercial/mixed use". Land Use Goal 9 for Commercial/Mixed Use areas is:

LU G9 Create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and expansion opportunities for existing businesses, and promote neighborhood vitality, while also accommodating residential development in livable environments.

The type of development that would be enabled by the height limit exception would facilitate development consistent with LU G9.

The Housing Element of the Comprehensive Plan includes a subsection about housing supply. Housing Goal G2 for housing supply is:

H G2 Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply.

And housing policy H 2.1 in that subsection is:

H 2.1 Allow and promote innovative and nontraditional housing design and construction types to accommodate residential growth.

The type of development that would be enabled by the height limit exception would be a specific step to increase housing supply in a manner consistent with the Housing Goal 2 and Policy 2.1.

The neighborhoods element of the Comprehensive Plan includes a section with goals and policies for Georgetown. The first goal pertains to a design district. Goal G1 is:

G-G1 A healthy Georgetown area economy that capitalizes on the presence of the regionally significant design and gift centers and the related wholesale, retail, design, and manufacturing trades to foster economic development and physical visibility of these industries.

The type of development that would be enabled by the height limit exception would be a specific step to support the inclusion of more spaces for design-related businesses consistent with Georgetown Goal G1.

Criteria to Access the Height Limit Exception

Under the proposed legislation, there are four criteria a development would need to meet to access the height limit exception. All of the criteria must be met for the 10' height exception to be granted.

- The applicant makes a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.58D.
- The development includes at least five stories solely occupied by residential uses.
- At least 20 percent of the street frontage at street-level of the development shall be street-level uses from the list in subsection 23.47A.005.D.1.
- All dwelling units in the development have sound-insulating windows and air cooling and ventilation systems meeting the requirement in subsection 23.47A.009.J.

These criteria ensure that development would contribute towards the policy intent as a mixed-use area. The criteria ensure health and safety by applying a requirement for sound insulation and air cooling and ventilation systems in residential units as required for housing in the City's Urban Industrial zones and other areas rezoned from industrial. And an environmental standard is applied by requiring buildings seeking the height exception to be constructed to a high green building standard. As well, buildings using the height exception would be required to have a portion of the ground level occupied with active uses consistent with requirements of the Land Use Code for neighborhood commercial areas.

Other Factors Considered

Limited Scope / Adverse Impact. OPCD assesses the potential negative impacts from the proposal to be very small and the overall scope of the change to be limited. The proposal would not dilute the viability of industrial uses in the nearby Manufacturing Industrial Center (MIC), because the range of allowed uses in the affected area would not be changed, and the affected area does not itself include major industrial employment generators that could be displaced.

The proposal would have minimal potential height/bulk/scale impacts because the additional 10' of height under the exception would match the allowed zoning height of neighboring districts. Furthermore, the context of buildings and uses in surrounding areas would not be adversely impacted in terms of aesthetics or views by incrementally taller structures in the affected area.

The fact that the proposal is geographically limited to an isolated 9.7 acre area is also an important factor limiting the degree of potential impact. Although the change could make a meaningful positive impact in the localized area, it is not a large enough geography to alter the overall expected pattern of growth, uses and development that might occur in the area in the absence of the proposal.

OPCD conducted a State Environmental Policy Act (SEPA) review of the proposal during the summer of 2023. OPCD issued a SEPA Determination of Non-Significance and there was no appeal to the determination.

Contribution Towards Housing. As noted above OPCD factored the potential generation of housing when considering the proposal. GCDA reports that if fully built, the area could include as much as 900 units of housing. The City's MHA requirements would apply at the 5% level, meaning that about 45 units of rent- and income-restricted housing at the 60% of Area Median Income (AMI) affordability level, or the equivalent in-lieu payment towards affordable housing, would be associated with the full development. In addition, GCDA reports that it aspires to provide the remainder of all the housing units it would develop at affordable levels for households earning 80% AMI or below – an affordability level commonly referred to as “workforce housing”. GCDA may be receiving public funding or financing from public sources other than the City of Seattle which would ensure the provision of the workforce housing.

Community Support. This proposal was brought to OPCD's attention by representatives of the GCDA. OPCD met with and consulted leadership from the GCDA. It is our understanding that there is considerable support by Georgetown residents to enact the proposed change. Georgetown community members and groups, in varied formats, have communicated to OPCD in recent years a desire for the parts of the Georgetown neighborhood that are not in the Manufacturing and Industrial Center (MIC) to become a more complete neighborhood with a variety of residences, and vibrant locally serving businesses, and amenities.

Recommendation

In consideration of the factors discussed in this Director's Report and information in the completed State Environmental Policy Act (SEPA) review, OPCD recommends adoption of the proposed height limit exception.

April 9, 2024

MEMORANDUM

To: Land Use Committee
From: Lish Whitson, Analyst
Subject: Council Bill 120749 – Georgetown Commercial Zone Height Limit Exception

On April 17, the Land Use Committee will hold a public hearing on [Council Bill \(CB\) 120749](#), which would amend the Land Use Code to allow an additional 10 feet of height in the Commercial 1-75 (M) (C1-75 (M)) zone on 4th Avenue S between S Fidalgo Street and S Dawson Street. This zone is located near the Georgetown neighborhood and surrounded by the Duwamish Manufacturing/Industrial Center (Council District 1). To receive the additional height, which would allow buildings up to 85 feet in height, a project would be required to:

1. Commit to developing a green building, under the rules of Seattle Municipal Code (SMC) [Chapter 23.58D](#);
2. Include at least five residential floors, with residential units being provided with sound-insulating windows and air cooling and ventilation systems designed to improve internal air quality;
3. Provide neighborhood-serving retail or other commercial or institutional uses at ground floor; and
4. Have a 20-foot-tall ground floor.

This memorandum describes the affected area and the proposed zoning changes.

4th Avenue S

The blocks adjacent to 4th Avenue S between S Fidalgo Street and S Dawson Street are zoned C1-75 (M) (see Figure 1). C1 is an auto-oriented commercial district which allows commercial and residential buildings up to 75 feet tall. C1 zones are intended to “provide for an auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.” ([SMC 23.34.080](#))

C1 zones allow a wide range of uses, often without maximum size limits for individual uses. The size of structures is controlled by height limits and floor area ratio (FAR) limits, which limit development to 5.5 FAR in areas with 75 foot height limits.¹ In this area, as of April 2024, (M) mandatory housing affordability [requirements](#) equal five percent of residential units if units are provided on-site, or \$9.80 a square foot of residential space if the payment option is exercised.

¹ The floor area ratio or FAR of a structure equals the ratio between the amount of floor space within a structure and the size of the lot the structure is on. For example, a 2,000 square foot building on a 10,000 square foot lot has a FAR of 0.20. A 100,000 square foot building on a 10,000 square foot lot has an FAR of 10.0.

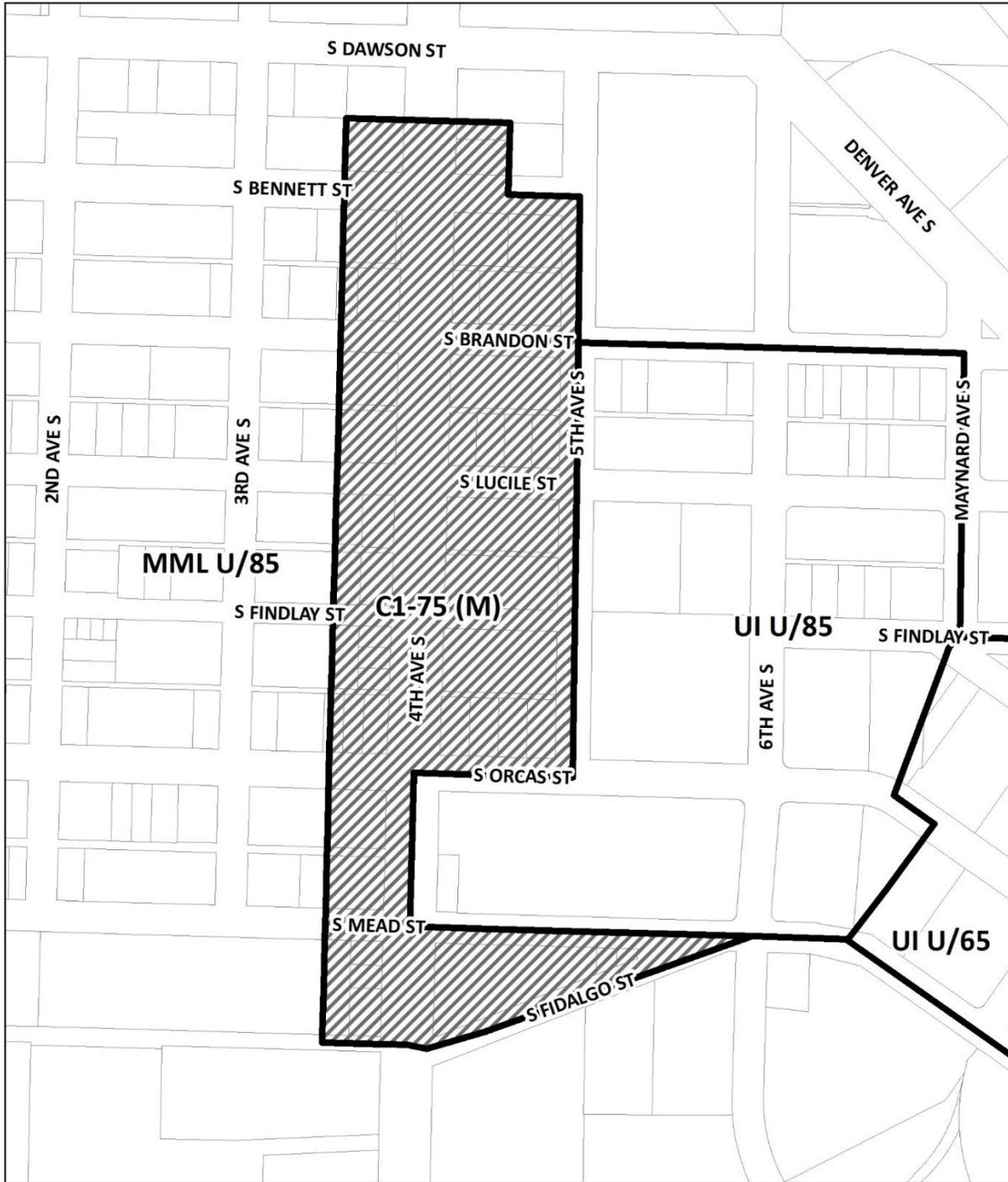
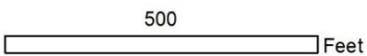


FIGURE 1: GEORGETOWN HEIGHT EXCEPTION AREA



This pocket of C1 zoning is surrounded by the Duwamish Manufacturing/Industrial Center. To the north, south, and west is a Maritime, Manufacturing, and Logistics U/85 zone (MML U/85), an industrial zone that allows heavy industrial uses with no maximum size limit, and heavy commercial uses up to a height limit of 85 feet. On the east side of the C1 zone is an Urban Industrial U/85 (UI-U/85) zone, which allows a mix of industrial and commercial uses up to 85 feet. In the UI zone, residential uses are permitted as a conditional use.

The 4th Avenue S C1 zone includes a mix of industrial and commercial uses commonly found throughout the industrial area. Among the uses fronting on 4th Avenue S include:

- businesses selling industrial goods such as hoses for industrial applications;
- businesses focused on serving other commercial businesses, such as construction supply companies and print shops;
- automobile repair shops;
- food banks; and
- bars, restaurants, and clubs.

A 501(c)(3) organization, Watershed Community Development Authority (WCD (formerly Georgetown CDA)), has acquired property in the C1 zone and seeks to develop at least 900 new residential units in the area. Other uses planned by WCD include childcare, community resources, and cultural institutions.

Council Bill 120749 would amend SMC Section 23.47A.012 related to structure height in commercial zones, to allow an additional 10 feet of height in the C1 zone along 4th Avenue S, up to 85 feet. This amendment would allow the additional height in projects that:

- Commit to developing a green building, under the rules of SMC Chapter 23.58D;
- Include at least five residential floors;
- Provide all residential units with sound-insulating windows and air cooling and ventilation systems designed to improve internal air quality;
- Dedicate at least 20 percent of the street-level street frontage uses of the structure to one or more uses listed in SMC Section 23.47A.005.D.1. The uses listed in this subsection are neighborhood-serving uses that are intended to attract and support pedestrian activity in pedestrian-oriented commercial areas; and
- Provide space with at least 20 feet ceilings for uses at the street level.

Projects that include all of these features are allowed to add 10 feet, or approximately one story in height.

Issue Identification

Street Level Height

As noted above, one of the rationales for allowing additional height in structures in the Georgetown C1 zone is to accommodate greater floor to ceiling heights for street-level uses, such as those needed by arts and industrial uses, without impacting the amount of residential space that can be built in a project. Consequently, the bill would require that projects include street level uses with higher than typical ceiling heights in order to access the height incentive.

WCD has explored building designs that would provide 20-foot-tall ceilings in portions of street level spaces but would also have live-work units with two ten-foot floors on other parts of the street level.

Amendment 1 (Attachment 1 to this memo), proposed by Chair Morales, would allow the 20-foot-tall ground floor requirement to only apply to portions of the building that are provided to comply with the requirement that 20 percent of the street frontage be in an active use. The amendment would also update the recitals to the bill to reflect WCD's new name.

Street Level Uses

Under [SMC 23.47A.005.C.1.c](#), most projects in C1-85 zones with residential uses are required to dedicate 80 percent of the street level street frontage in one or more neighborhood-serving commercial or institutional uses that are listed in SMC 23.47A.005.D. Because the proposed code amendment would allow 85-foot-tall buildings without rezoning the area to an 85-foot zone, that provision would not apply. Instead, there would be a requirement to provide a minimum of 20 percent of the street level street frontage in one or more of those uses. Because the C1 zone along 4th Avenue S is in an area without easy access to neighborhood-serving uses, Councilmembers may want to consider increasing the requirement to support the development of a complete community that can provide for the full range of neighborhood activities.

Next Steps

The Land Use Committee may vote on CB 120749 as early as its May 1 Committee meeting. A vote on May 1 would allow for a City Council vote as early as May 7.

Attachments:

1. Amendment 1 – Adjust Ground Floor Height Limit

cc: Ben Noble, Director
Aly Pennucci, Deputy Director

Amendment 1 Version #1 to CB 120749 OPCD Georgetown Commercial Zone Height Limit
Exception ORD

Sponsor: Councilmember Morales
Adjust ground floor height requirement

Effect: CB 120749 allows additional building height in an area along 4th Avenue S near Georgetown, for projects that include 20-foot-tall ground floor spaces and space for neighborhood-serving businesses for at least 20 percent of the ground floor. This amendment would only require that the ground floor be 20 feet tall for the 20 percent of the ground floor in non-residential use. It would allow greater flexibility for projects in the area to include ground-floor residential uses with more appropriate residential heights.

It would also update the recital to the bill to reflect the current name of Watershed Community Development, formerly the Georgetown Community Development Association.

Amend the recitals to CB 120749, as follows:

WHEREAS, a 9.7 acre area of the Georgetown neighborhood along 4th Avenue South between S. Fidalgo Street and S. Dawson Street has been zoned commercial since the 1970s and the existing Commercial 1 zone that applies to the area allows a broad mix of commercial and residential uses and the height limit is 75 feet; and

WHEREAS, Watershed Community Development (WCD), formerly known as the Georgetown Community Development Authority (GCDA), was formed in 2019 as a 501(c)(3) nonprofit organization and operates affordable artist and artisan work spaces; and

WHEREAS, (~~GCDA~~) WCD is seeking to develop a mixed-use development that if fully built would include approximately 900 homes along with childcare, community resources, and cultural institutions on multiple blocks on land it owns in a portion of the 9.7 acre Commercial 1 zoned area; and

WHEREAS, numerous other properties in the 9.7 acre area are not owned by (~~GCDA~~) WCD and could be developed with a broad mix of commercial and residential uses; and

* * *

WHEREAS, ((~~GCD~~A)) WCD reports that it held meetings that were open to the public on February 27, 2022, and June 11, 2022, at which the proposed additional height was reviewed by members of the public; NOW, THEREFORE,

* * *

Amend Section 1 to CB 120749, to amend subsection A. of Section 23.47A.012, as follows:

23.47A.012 Structure height

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

* * *

5. In Commercial zones bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west, the height of a structure may exceed the otherwise applicable limit by up to 10 feet, provided all of the following conditions are met:

a. The applicant makes a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.58D;

b. The development includes at least five stories solely occupied by residential uses;

c. At least 20 percent of the street frontage at street-level of the development shall be street-level uses from the list in subsection 23.47A.005.D.1;

d. A floor-to-floor height of 20 feet or more is provided for **the** non-residential uses at street level **provided to comply with the provisions of subsection 23.47A.012.A.5.c; and**

e. All dwelling units in the development have sound-insulating windows and air cooling and ventilation systems meeting the requirement of subsection 23.47A.009.J.4 and 23.47A.009.J.5.

* * *

Georgetown Height Limit Exception Land Use Code Amendment

Office of Planning and Community Development (OPCD)
Land Use Committee Briefing
April 17, 2024

Proposal Summary

Provides a ten foot height limit exception - from an existing 75' limit to a proposed 85' limit

- Supports development that can maximize cost-effective wood framed construction of upper-level housing; and
- Enables high-clearance ground floor spaces conducive to light industry and arts spaces

Applies only to a focused and limited geographic area in Georgetown

- 9.7 acres of contiguous land along 4th Ave. S.
- Completely surrounded by the industrial zones
- All existing height limits in the surrounding zones are already 85'

Criteria to access the height limit exception

- Development must meet the green building standard
- At least five stories must be residential use
- At least 20% of the ground floor must be active street-level uses
- All dwellings must have sound insulating windows and air cooling and ventilation systems

SEPA environmental determination was published in September 2023, and no appeals were received



Purpose and Policy Basis

Increases housing supply

- The Watershed Community Development Authority (Watershed CDA) owns a large share of the land in the focus area
- Watershed CDA seeks to build up to about 600 homes in total
- Watershed CDA seeks to provide workforce housing affordable to households in the 60%AMI - 80%AMI range

Responds to Georgetown's unique context of arts and light industry

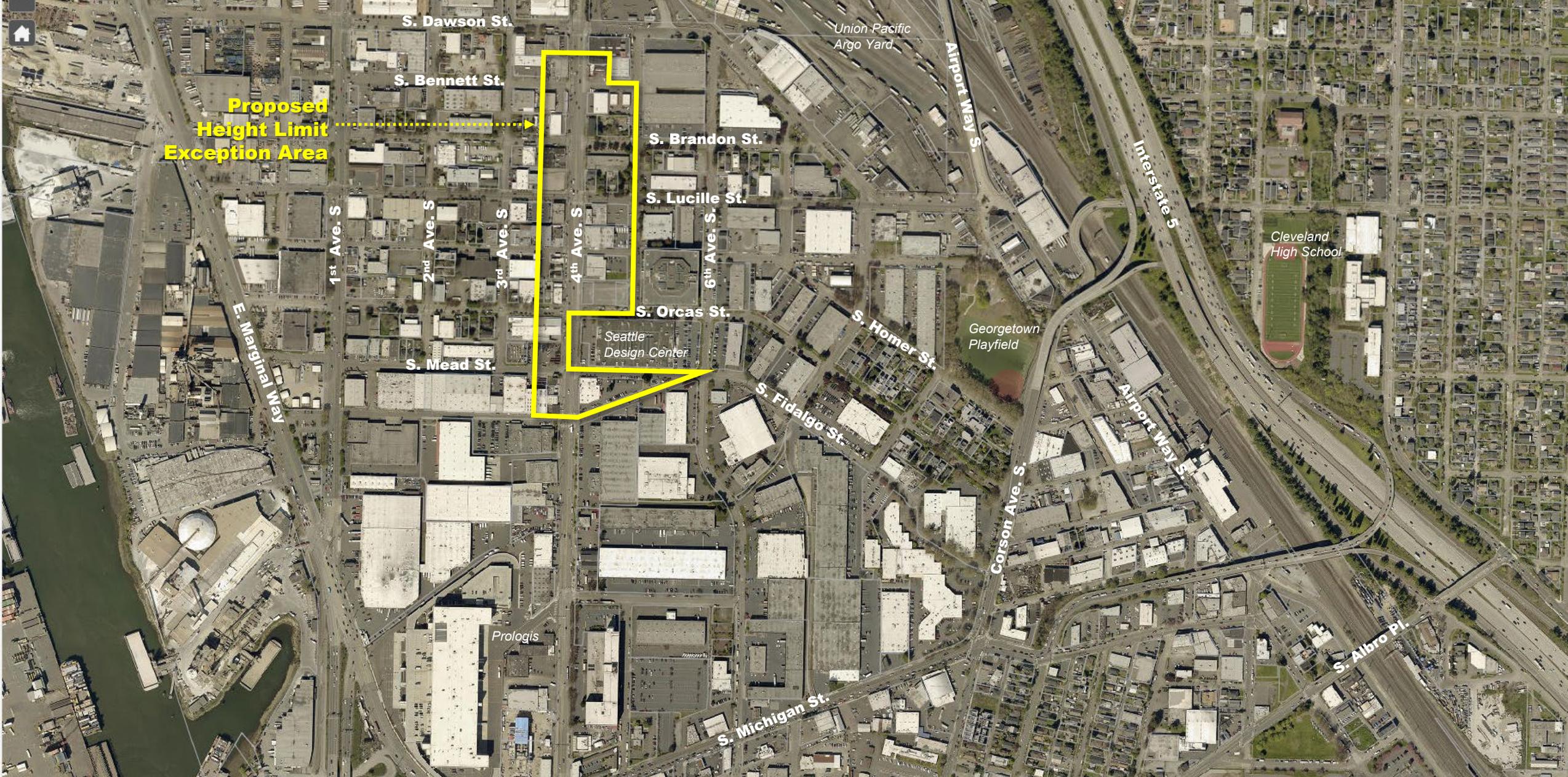
- The neighborhood is more integrated with the industrial area than most other places in Seattle
- The neighborhood has a very high number of art studios, building supply and materials businesses, and maker spaces

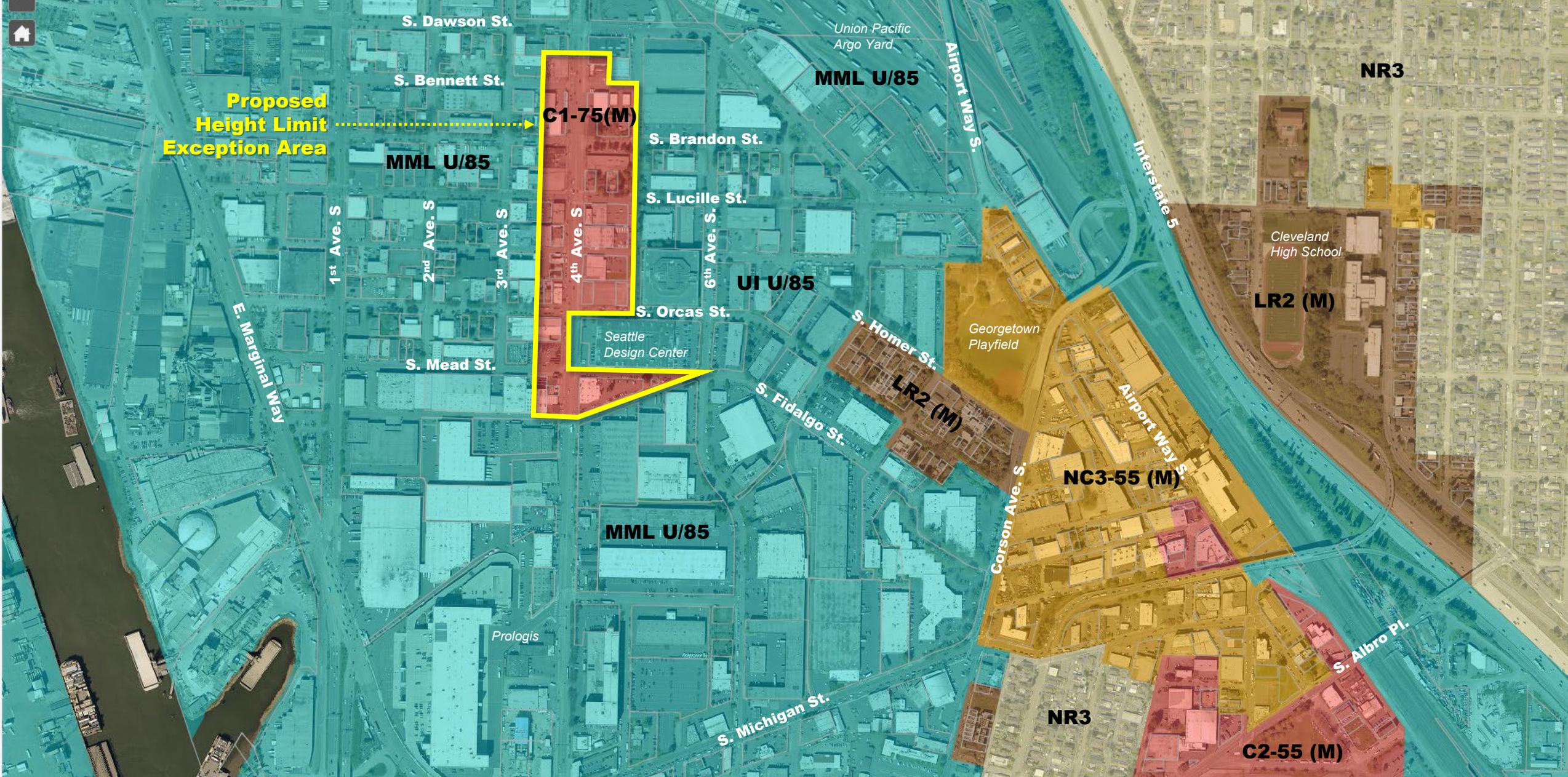
Georgetown residential community members advocated for a more complete neighborhood

- Community members supported more mixed-use zoning during the 2023 Industrial and Maritime Strategy process
- Watershed CDA held public meetings and they report broad support for their proposal



**Proposed
Height Limit
Exception Area**



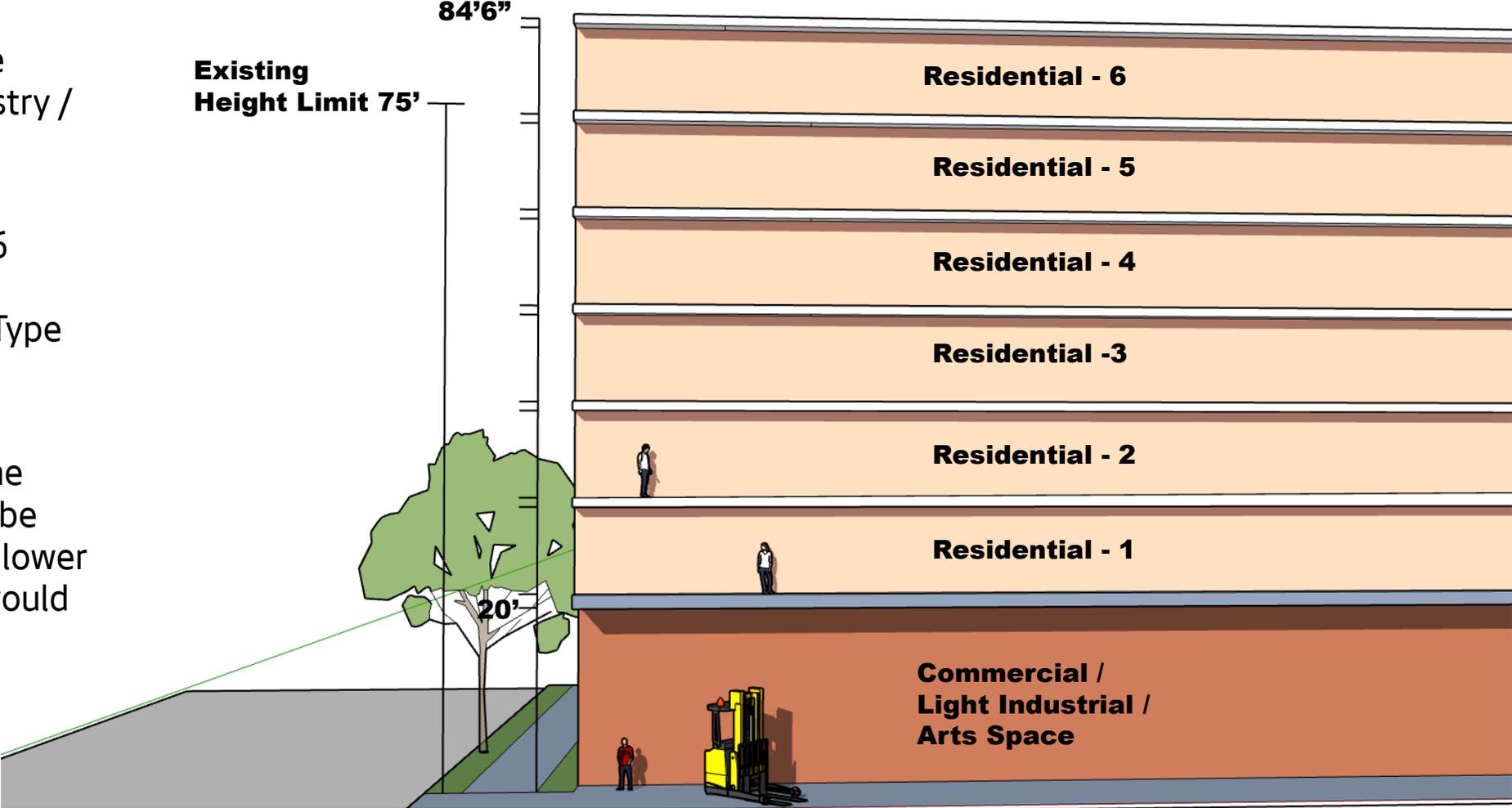


Existing Context



Proposed Height Limit Exception

- 20' ground floor clearance accommodates light industry / arts uses.
- Facilitates the maximum 6 stories of wood-framed residential construction (Type V-A) with 9'6" clearances.
- Without the exception, one floor of residential would be removed, or substantially lower ground floor clearances would be required.



Affordability Considerations

The City’s MHA requirements mandate either:

- 5% of on-site units affordable at the 60% AMI level; or
- Payment of \$9.25 per square foot of floor area.
- Watershed CDA will provide on-site affordable homes.

Additional affordable housing beyond the MHA requirement is intended to be provided by Watershed CDA

- Affordable housing funding is from a local corporation and non-profit bonds. No City funds are committed.
- Intends to provide most units at the 60%AMI level and some at the 80% level.
- An agreement is in place with Seattle Housing Authority for some three-bedroom units.

	Rent & Income Restriction Levels		Market Rate Rents
	60% AMI	80% AMI	2014 and newer buildings
Family of 2 Income Limit	\$65,760	\$87,680	
1 BR	\$1,541 Rent Limit	\$2,055 Rent Limit	\$2,063
Family of 3 Income Limit	\$73,980	\$98,640	
2BR	\$1,849 Rent Limit	\$2,466 Rent Limit	\$2,837

*2023 rental program levels from OH website.
Median market rent from CoStar March 2024 data.*

Thank You

Office of Planning & Community Development (OPCD)

Geoffrey.Wentlandt@Seattle.gov





Legislation Text

File #: CB 120750, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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.

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. 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, Laws of 2023. 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.

C. Implementing this pilot program is implementing an affordable housing incentive program under RCW 36.70A.540. The pilot program applies in most zones where residential development is allowed except some highrise zones, historic districts, and industrial areas that allow residential uses. Additional development capacity is available for development utilizing the pilot program in areas with historical racially restrictive covenants or census tracts identified by the Office of Housing for the community preference policy. Increased residential development in the area where the pilot program applies, in addition to supporting housing affordability, will increase housing choices and support development of housing and amenities, consistent with the Comprehensive Plan. The pilot program substantially increases residential development capacity for qualifying development in the areas where it applies. And, the increased residential development capacity provided in the areas where the pilot program applies can be achieved, subject to consideration of other regulatory controls on development.

D. After a public hearing, the Council has determined that the 80 percent of Area Median Income (AMI) income level for rental housing and 100 percent of AMI income level for owned housing set forth in this ordinance will allow for cross-subsidy for units with deeper affordability and is needed to address local housing market conditions consistent with RCW 36.70A.540(2)(b)(iii).

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal Code as follows:

23.40.090 Connected Community Development Partnership Bonus Pilot Program - Purpose

Sections 23.40.091 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, as determined by rule, 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 may 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 also 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.

“Owner unit incentive development” means a qualifying development using bonus floor area where, as determined by rule, on the date of complete building permit application submittal by a qualifying community development organization: (i) some or all of the development site is owned by a person or family with an annual income not to exceed 120 percent of area median income and who have continually resided in a dwelling unit on the property for the past ten years; and (ii) an executed partnership agreement or other binding contractual agreement with a qualifying community development organization exists 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, except in the event of the owner’s death.

“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 for-profit development entity.

“Qualifying development” means a development located on site in which a qualifying community development organization has a legally established and ongoing property-related interest on the date of complete building permit application submittal. To have a legally established and ongoing property-related interest, a qualifying community development organization shall: own at least 51 percent of the property; own at least ten percent when a partner in an entity provides site control for development; have 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 some other beneficial interest, as determined by rule.

“Social housing” means 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, eligibility requirements, and owner unit incentive development application requirements

A. The enrollment period for the Connected Community Development Partnership Bonus Pilot Program

expires on the earlier of: when applications meeting the requirements of Sections 23.40.090 through 23.40.092 have been submitted for 35 projects; or December 31, 2029.

B. To qualify for the Connected Community Development Partnership Bonus Pilot Program, development must meet the following eligibility requirements:

1. Be a qualifying development;
2. Be located in a Neighborhood Residential; Multifamily, except Highrise; Commercial; or Seattle Mixed zone;
3. In commercial zones, have at least 75 percent of gross floor area in residential or equitable development use;
4. Not be located in a designated historic district, unless it is an area with historic exclusionary racial covenants; and
5. Have at least 30 percent of dwelling units and 33 percent of congregate residence sleeping rooms, as applicable, as moderate-income units, except that the duration of the recorded restrictive housing covenants shall be 75 years; or be social housing.

C. Applicants with owner unit incentive development shall provide the following documentation when submitting a permit application:

1. An affidavit or other information in a form acceptable to the Director confirming that the property is owned by a person or family with an annual income not to exceed 120 percent of area median income and who have continually resided in a dwelling unit on the property for the past ten years; and
2. 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.

23.40.093 Alternative development standards and exemptions

A. In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A,

and 23.48, a proposed development project that meets the requirements of Section 23.40.092 may elect to meet the alternative development standards, as applicable, of Sections 23.40.094 through 23.40.097. A determination by the Director that development meets the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I decision.

B. Exemptions. Eligible projects are exempt from the requirements of Chapter 23.41, Section 23.54.015, Chapter 23.58A, Chapter 23.58B, and Chapter 23.58C.

23.40.094 Development otherwise subject to the requirements of Chapter 23.44

A. Development permitted pursuant to Section 23.40.092 may meet the following development standards:

1. Except for apartments, the density limit is one dwelling unit per 1,500 square feet of lot area in NR1, NR2, and NR3 zones and one dwelling unit per 1,200 square feet of lot area 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 development permitted pursuant to Section 23.40.092 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 Section 23.40.092: apartments, cottage housing development, rowhouse development, townhouse development, and equitable development.

D. Yard requirements. No structure shall be closer than 5 feet from any lot line, except that in RSL zones if the rear yard abuts an alley there is no rear yard requirement.

23.40.095 Development otherwise subject to the requirements of Chapter 23.45

A. Floor area

1. Development permitted pursuant to Section 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 Section 23.40.092				
	FAR limit	FAR limit in areas racially restrictive or areas eligible for community preference	Maximum additional exempt FAR¹	Maximum additional FAR for owner unit incentive development
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 ¹ 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 Section 23.40.092 is subject to the height limits as shown in Table B for 23.40.095.

Zone	Height limit (in feet)
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 Section 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 Section 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.

Mapped height limit (in feet)	Height limit (in feet)
30	55
40	75
55	85
65	95
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 23.40.092 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 Section 23.40.092				
Mapped height limit (in feet)	FAR limit	FAR limit in Areas Racially Restrictive Covenants or Area Eligible for Commu Preference Policy	Maximum additional exempt FAR¹	Maximum additional FAR for owner unit incentive development
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 ¹ 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 23.40.092 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 23.40.092 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 by June 30, 2024, the Directors of the Seattle Department of Construction and Inspections, the Office of Housing, and the Office of Planning and Community Development, in consultation with the Equitable Development Initiative Advisory Board, promulgate by Director’s Rule:

A. A process and criteria for verifying that an organization is a qualifying community development organization with a legally established and on-going property-related interest in a site that would make it eligible to apply for development under the pilot program. Provided that, a qualifying community development organization may 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.

B. A process and criteria for verifying that an application utilizing the owner unit incentive includes an owner and agreement meeting the requirements of this ordinance.

C. A regulatory definition of “equitable development use” and a process and criteria for ensuring that an equitable development use will continue to occupy leasable space for the life of a development.

Section 4. By June 30, 2030, the Council, in consultation with the Planning Commission, will evaluate the pilot to assess its effectiveness in achieving the following objectives:

- A. Providing affordable workforce housing for communities and households that are cost-burdened;
- B. Providing neighborhood-serving equitable development uses;
- C. Forestalling or preventing economic and physical displacement of current residents; and

D. Demonstrating a variety of missing middle housing types that are affordable to households with a range of household incomes.

Section 5. Section 2 of this ordinance shall take effect on June 30, 2024.

Section 6. 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:

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
LEG	Ketil Freeman	NA

1. BILL SUMMARY

Legislation 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.

Summary and Background of the Legislation:

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 a required minimum amount of affordable housing.
- 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 (OH) 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.

- Requesting the Directors of the Seattle Department of Construction and Inspections (SDCI), the Office of Planning and Community Development (OPCD), and OH promulgate a Director’s Rule for administering the program.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? Yes No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

The proposed legislation requests that SDCI, OPCD, and OH promulgate a Director’s Rule identifying processes and criteria for vetting and verifying potential pilot program participants. Developing a joint Director’s Rule Can likely be accomplished with existing staff and resources in OPCD’s Equitable Development Initiative Division, OH’s policy and planning team, and SDCI’s code development group.

However, while developing a joint rule those departments may identify the need for ongoing resources to staff the pilot or provide technical assistance to potential program participants. While identification of needed resources is premature, those could include a .5 FTE term-limited position for the life of the program. That could be either a Senior Planning and Development Specialist at the OPCD or a Senior Community Development Specialist at OH. The fully loaded cost for each part-time position is approximately \$89,000 annually.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

See above.

Please describe any financial costs or other impacts of *not* implementing the legislation.

None.

4. OTHER IMPLICATIONS

- a. Please describe how this legislation may affect any departments besides the originating department.**

The legislation requests that SDCI, OH, and OPCD promulgate a Director’s Rule for administering the program. Program applicants would have permit applications reviewed by SDCI.

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

The proposed legislation would apply to up to 35 projects over a five years period in most zones where residential development is allowed. The exact location of potential sites would depend on site control by organizations that qualify to participate in the pilot. A SEPA threshold determination of non-significance by OPCD, which was issued on January 18, 2024, is attached

- c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

The legislation would provide a new tool to address the challenges of housing affordability and displacement, both of which disproportionately impact BIPOC communities. When implemented with the support of public funds and tools like community preference, the proposed policy could help address historic and current injustices resulting from institutionalized racist practices by supporting community-driven and community-owned development.

- d. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

The legislation is not likely to have a material effect on carbon emissions. To the extent that the legislation facilitates incrementally more or larger affordable housing development in Seattle, the legislation could marginally increase the number of Seattle residents, specifically lower-income households, able to live in compact neighborhoods where they can meet their daily needs without the use of a vehicle.

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

Not applicable.

5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

- Is a public hearing required?** Yes. A hearing was held on February 21, 2024.
- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?** Yes. Notice was provided in the January 22, 2024 *Daily Journal of Commerce*.
- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**

Not applicable.

- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**
If yes, please review requirements in Resolution 31203 for applicability and complete and attach “Additional risk analysis and fiscal analysis for non-utility partner projects” form.

Not applicable

6. ATTACHMENTS

List Summary Attachments (if any):

Summary Attachment A – SEPA Threshold Determination of Non-significance, January 18, 2024



City of Seattle

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

- Project Sponsor:** Seattle City Council
- Location of Proposal:** Commercial, Multifamily, and Neighborhood Residential Zones in Seattle
- Scope of Proposal:** 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.

- 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 CONDITONS--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

Connected Communities/EDZ

LISH WHITSON, LEGISLATIVE ANALYST

LAND USE COMMITTEE

MARCH 20, 2024

Topics

- Background
- Qualification
- Flexibility
- Geography
- Exemptions
- Administrability

Background – Program Purpose

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.

Proposed Seattle Municipal Code Section 23.40.090

Background - Comparable Programs

- Affordable Housing on Religious Organization Property
- Living Building Pilot Program
- 2030 Challenge Pilot program

Program Qualifications - Developer

- Must meet the definition of a “qualifying community development organization” (QCDO) (SMC 23.40.091)
- A QCDO must
 - Own at least 51 percent of the project;
 - Own at least 10 percent of the project, if a development partner has provided land for the project;
 - Have a controlling and active management role in the organization that owns the land where development would occur; OR
 - Have another beneficial interest (to be defined by rule.)

Program Qualifications - Affordability

- Projects must
 - Maintain at least 30 percent of dwelling units and 33 percent of congregate residence sleeping rooms as moderate-income units for 75 years; or
 - Qualify as social housing.
- Moderate income housing is
 - Rental units affordable to households earning up to 80% AMI; or
 - Ownership units affordable to households earning up to 100% AMI.
- Social housing has
 - At least 30 percent of dwelling units affordable to households with incomes up to 80% AMI;
 - Built, owned, maintained by a social housing public development authority.

Program Qualifications - Affordability

- Affordable Housing on Religious Organization Property legislation requires 100 percent of all units in a project to be affordable at or below 80% AMI
- Mandatory Housing Affordability-Residential performance program requires:
 - Between 2.1 and 11 percent of all units in a project
 - Affordable at 40% AMI for small units, 60% AMI for rentals, or 80% AMI for ownership
- Downtown incentive zoning provisions require:
 - 80% AMI for rental housing or 100% AMI for ownership housing; and
 - 14.0 percent of the extra floor area (for zones with heights up to 85 feet)
 - 8.0 percent of the extra floor area (for zones with heights above 85 feet)

Program Qualification - Owner's Units

Allows density bonus if:

- A homeowner with an income at or below 120% AMI;
- Is guaranteed a unit on-site at no cost

Unit may not be resold or sublet by the owner for at least 10 years



Zoning Flexibility

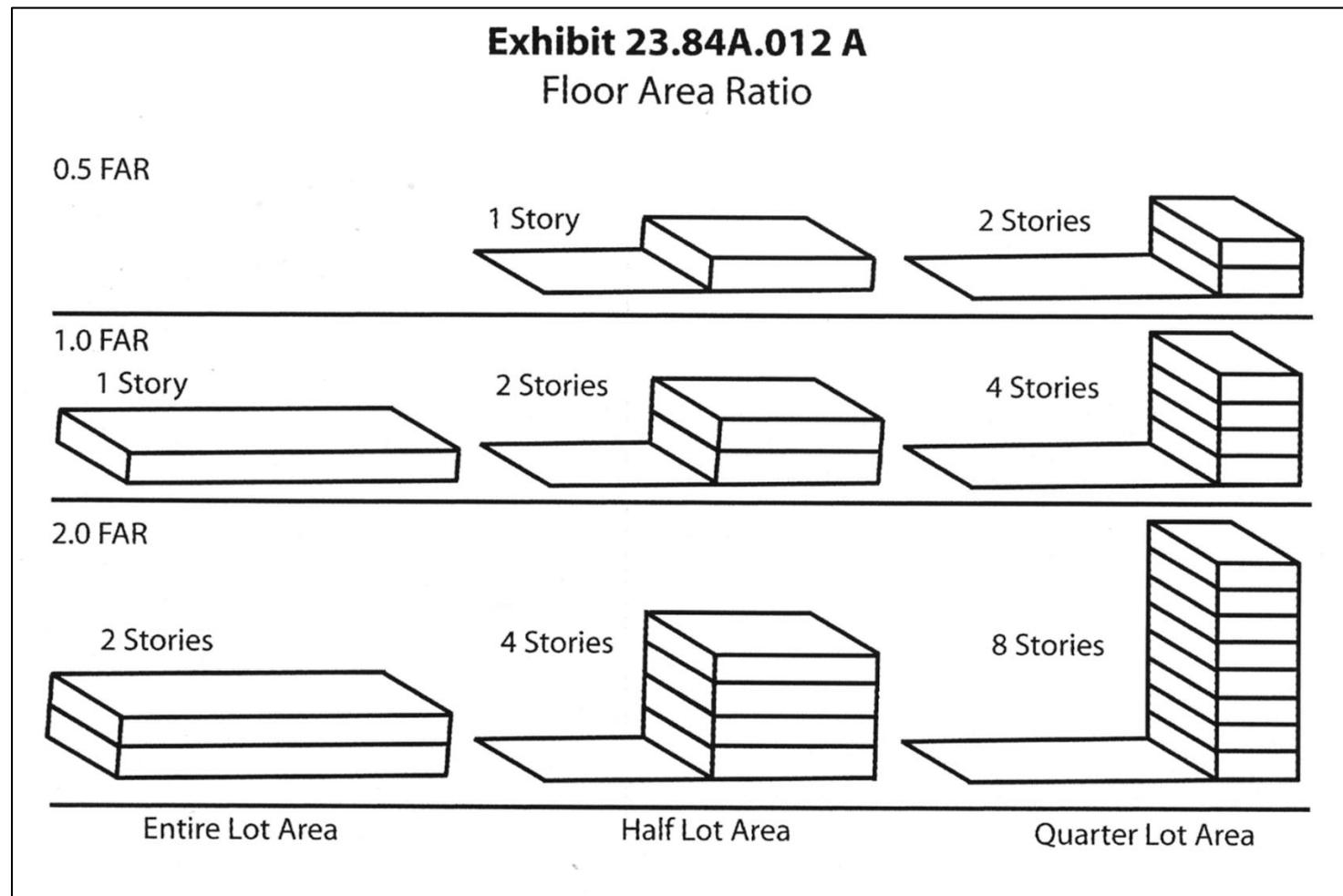
Participation allows:

- Taller buildings;
- Larger buildings; and
- In Neighborhood Residential (NR) zones
 - Wider and deeper buildings,
 - Smaller yards,
 - Higher residential densities, and
 - Equitable development and multifamily uses.

Flexibility - Height

Zoned Height Limit	Religious Institution Bonus	Living Building Pilot and 2030 Challenge	Connected Communities
Less than 85 feet	10 feet - 30 feet	12.5 feet – 15 feet	10 feet – 30 feet
85 feet or greater	40 feet - 60 feet	25 feet – 30 feet	50 feet – 60 feet

Flexibility – Floor Area Ratios



Flexibility – Maximum Floor Area Ratios Allowed

Zone	Standard FAR Limit	Religious Properties	Green Building Incentives	Connected Communities
Neighborhood Residential	0.5	1.0	0.63	1.25
Residential Small Lot	0.75	1.2	0.93	1.5
Lowrise 1	1.3	1.8	1.63	2.0
Lowrise 2	1.4	2.1	1.75	2.4
Lowrise 3	2.3	3.75	2.88	3.8
Midrise	4.5	5.5	5.63	6.3

Flexibility – Maximum Floor Area Ratios Allowed

Zone	Standard FAR Limit	Religious Properties	Green Building Incentives	Connected Communities
Commercial zones by height limit				
30 feet	2.5	3.0	3.13	3.75
40 feet	3.25	4.5	4.06	4.5
55 feet	4.25	5.25	5.31	5.5
65 feet	4.75	5.75	5.94	6.25
75 feet	6.0	5.75	7.5	6.5
85 feet	6.0	5.75	7.5	8.0
95 feet	6.25	7.0	7.81	8.25

Flexibility - FAR Exemptions

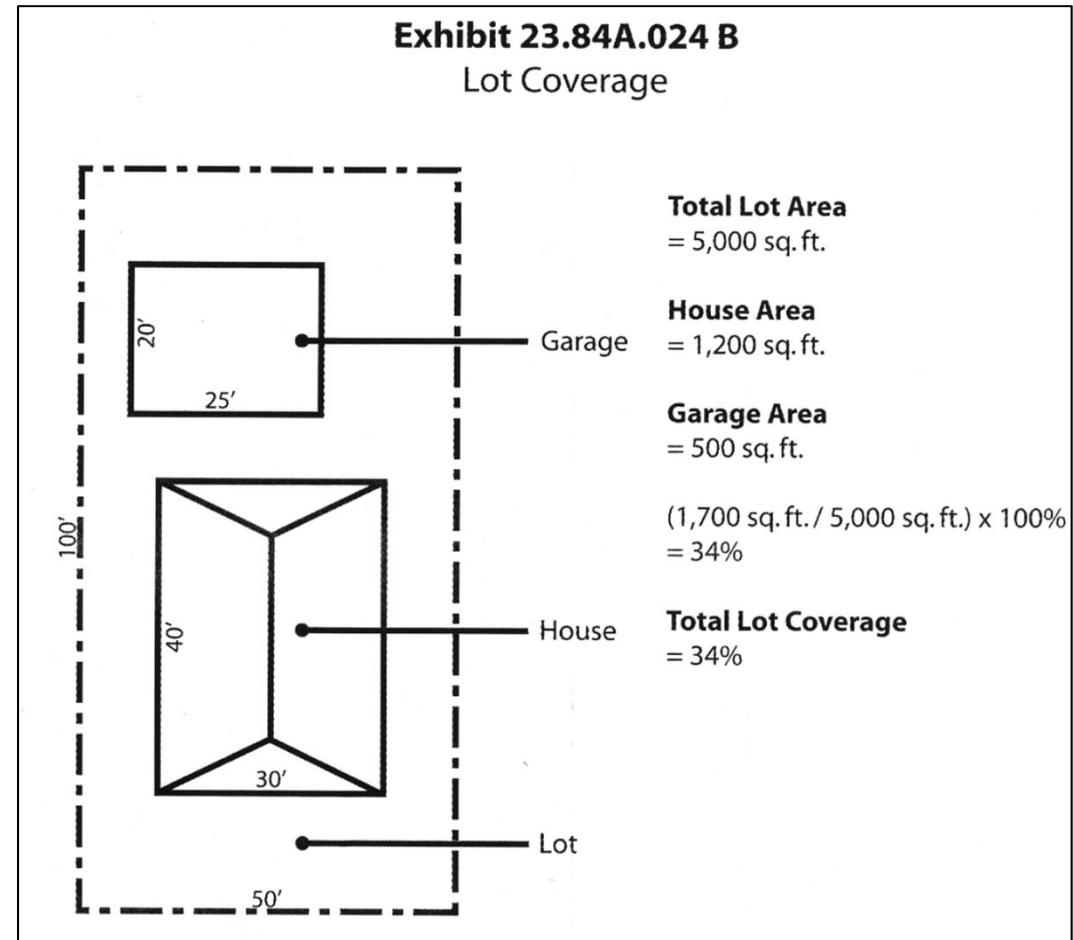
In addition to increased FAR limits, some spaces would be exempt from FAR limits:

- Two bedrooms units that are at least 850 square feet;
- Equitable development uses; or
- Buildings within a quarter mile of a frequent transit stop

The maximum exemption would range from 0.5 FAR to 2.0 FAR depending on the zone

Flexibility – Lot Coverage and Yards

	Current NR Requirement	Requirement under Pilot
Lot Coverage Limit	35%	50%
Front Yard	20 feet	5 feet
Rear Yard	25 feet	5 feet
Side Yard	5 feet	5 feet



Flexibility - FAR Exemptions

In addition to increased FAR limits, some spaces would be exempt from FAR limits:

- Two bedrooms units that are at least 850 square feet;
- Equitable development uses; or
- Buildings within a quarter mile of a frequent transit stop

The maximum exemption ranges from 0.5 FAR to 2.0 FAR depending on the zone

Flexibility - Density and Uses in NR zones

Zone	Current Density	Connected Communities
NR1	1 principal unit per 9,600 square feet	1 principal unit per 1,500 square feet
NR2	1 principal unit per 7,200 square feet	
NR3	1 principal unit per 5,000 square feet	

The pilot would allow apartments, cottage housing development, rowhouse development, and townhouse development in NR zones, where otherwise not allowed.

The pilot would also allow equitable development uses in NR zones:

“Activities... [that] provide mitigation against displacement pressure for individuals, households, businesses, or institutions, that comprise a cultural population at risk of displacement.”

May include institutional or commercial uses not otherwise allowed in an NR zone.

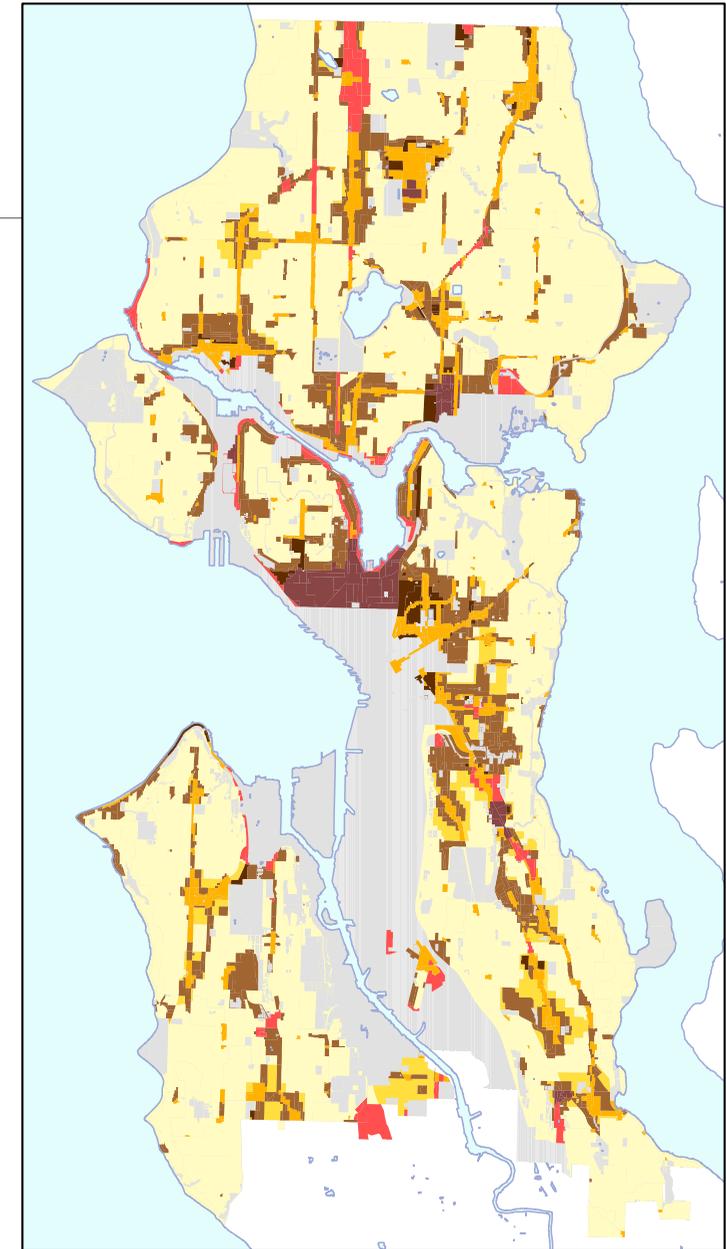
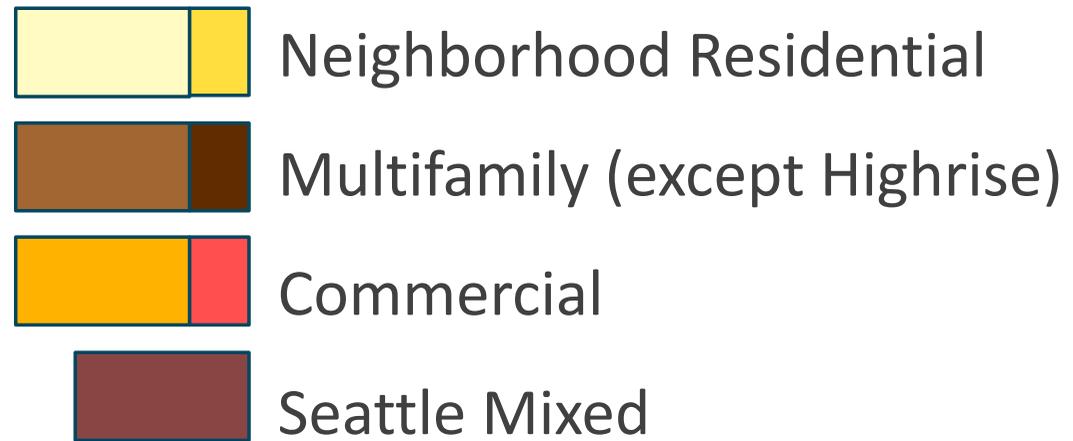
Flexibility – Lowrise 3 Example



schemata workshop inc

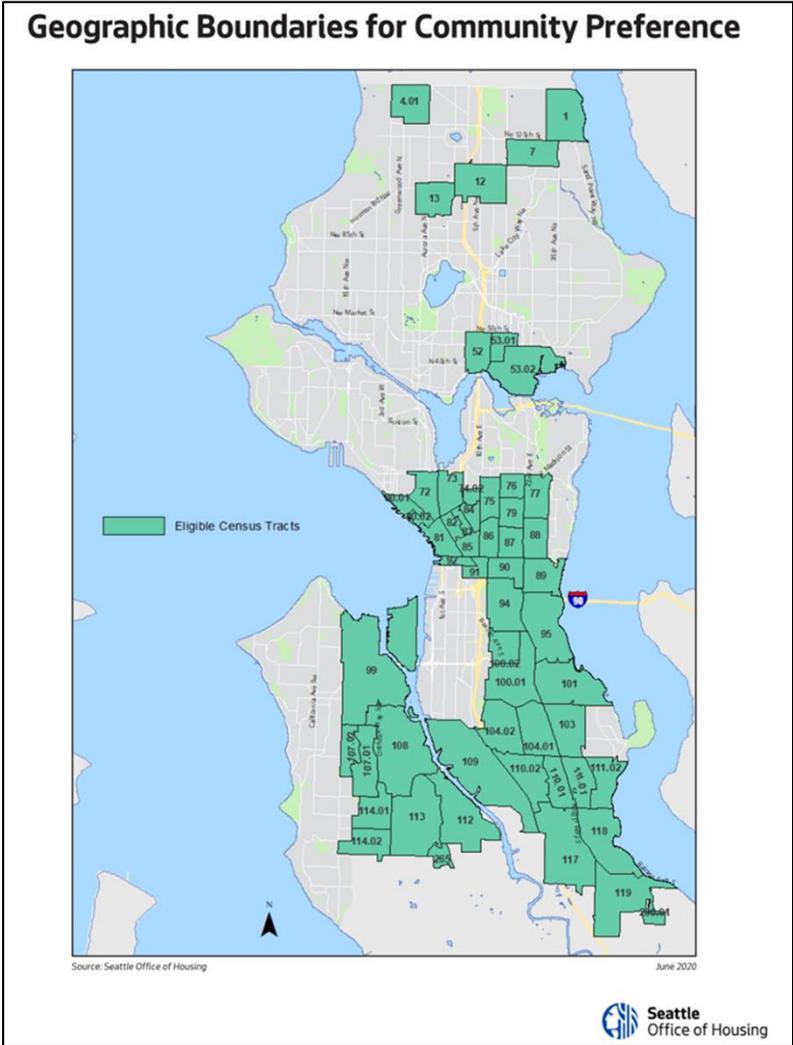
Comparison with current standards

Geography - Zones



Geography – Preference Areas

Highest FARs in Multifamily and Commercial zones would be allowed in Community Preference Areas and areas with Racially Restrictive Covenants



Exemptions

- Design Review
- Parking requirements
- Incentive zoning (only applicable in the Seattle Mixed zones)
- Mandatory Housing Affordability

Administrability

Rulemaking

- Process and criteria for determining whether an organization meets qualifications
- Process and criteria for owner's unit provisions
- Definition of "equitable development use"

June 30, 2024, effective date

Evaluation in 2030

Questions?

March 6, 2024

MEMORANDUM

To: Land Use Committee
From: Lish Whitson and Ketil Freeman, Analysts
Subject: Connected Communities Legislation

On March 20, 2024, the Land Use Committee (Committee) will continue its discussion of the Connected Communities pilot legislation (Attachment 1). The bill was discussed at the February 7 and February 21 Committee meetings (see the [February 2 Central Staff](#) memo for an overview of the proposed bill).

The legislation intends to foster development that can demonstrate the social benefits of projects that include community-serving equitable development uses and housing available to a range of household incomes. It intends to do that by offering flexibility to develop mixed use housing and equitable community development projects. Qualifying projects would include partnerships between public, private, and community-based organizations. The key policy questions the bill raises include: (1) are the proposed Land Use Code incentives, which will allow larger buildings in specified areas, appropriately balanced by the social benefits the pilot is intended to provide; and (2) will these incentives effectively encourage more of these projects?

To support committee consideration of the first question, this memorandum describes the requirements and incentives included in the bill and identifies issues that Councilmembers may want to consider in developing amendments. It covers the following topics:

1. Program qualifications, including affordability and partnership requirements;
2. Zoning flexibility;
3. Geography;
4. Exemptions from zoning requirements; and
5. Program administrability.

Regarding the second question, the purpose of launching the connected communities program as a pilot program is in part to understand if these incentives will encourage more equitable development projects.

Background

The City has long used Land Use Code incentives to encourage certain development goals – like increasing the production of affordable housing or green buildings with climate benefits. Some of these programs have been permanent features of the land use code, others have been developed as pilot programs intended to explore new ways of regulating land uses. The

Connected Communities pilot would add a new program to the menu of incentive programs the City currently uses in the Land Use Code. Components of the Connected Communities pilot is modelled on an affordable housing development capacity bonus for religious institutions, required under the Growth Management Act.¹

The City enacted that bonus program through [Ordinance 126384](#) in 2021. At the time, the Office of Planning and Community Development (OPCD) identified 692 parcels that were owned by religious institutions where development utilizing the bonus could occur. Forty-one percent of those are located in Neighborhood Residential (NR) zones.² That bonus program as well as other currently operating green building incentive programs that offer bonus development capacity, such as the [Living Building Pilot Program](#) (adopted 2009) and the [2030 Challenge](#) pilot program (adopted 2018), are used in this memo as bases for comparison.

ISSUE IDENTIFICATION

1. Program qualifications

The proposed bill would allow qualifying community development organizations (QCDO) with ongoing property-related interests, either on their own or in partnership with a non-profit or for-profit development partner, to build larger or denser residential or mixed-use projects than the Land Use Code (Code) would otherwise allow. To qualify, a CDO would need to meet one of the listed partnership configurations options and any housing in the project would need to meet specific affordability requirements. Projects would be eligible for additional floor area if an “owner’s unit” is included.

Depending on the Council’s goals, it may be appropriate to amend or remove any of these criteria.

Developer Structure

In order for a project to qualify for the pilot program, a community development organization (CDO) would need to:

- a. Own 51 percent of the project;
- b. Own at least 10 percent of the project if a development partner has provided land for the project;
- c. Have a controlling and active management role in the organization that owns the land where the development would occur; or
- d. Have another beneficial interest, to be defined in a rule promulgated by the Seattle Department of Construction and Inspections (SDCI).

¹ See [RCW 36.70.545](#).

² Affordable Housing on Religious Organization Property: [Director’s Report](#). Seattle Office of Planning and Community Development and Office of Housing, May 2021.

As listed above, there are a number of partnership configurations offered to qualify for the increased density. These range from a CDO controlling 51 percent or more of the property where development is proposed to the CDO simply having a beneficial interest in the property. Councilmembers can adjust these thresholds to either increase or decrease the amount of control that a CDO must have in a partnership to qualify for the program. Increasing requirements would likely reduce the number of partnerships that qualify for the program. Reducing the requirements would potentially result in more projects that qualify for the program, but each of the projects would be less likely to provide the benefits the program is intended to support.

Affordability

Projects qualifying for the program would also need to:

- a. Maintain at least 30 percent of any dwelling units and 33 percent of any congregate residence sleeping rooms as moderate-income units with a restrictive covenant requiring affordability for at least 75 years, or be social housing; and
- b. If located in a commercial zone, have at least 75 percent of its floor area in residential or equitable development use.

The Code defines moderate income housing as rental housing that is affordable to households earning 80 percent or less of the area median income (AMI), or ownership housing that is affordable to households earning 100 percent AMI or less.³ To be classified as affordable housing, there needs to be an agreement in place with a public agency that ensures that the housing will remain affordable over the term of the requirement. Generally, affordable housing is priced so that no more than 30 percent of a household's income is spent on housing costs.

The proposed legislation is intended to incentivize development that includes both housing for moderate-income households and space for non-profits that are working to address displacement. This is in part to see if cross-subsidies within the residential portion of these projects, and between the residential and non-residential components of projects, will 1) help to reduce the risk of displacement in communities most at risk of displacement, and 2) support increased housing opportunity in areas that historically excluded Black, Indigenous, Asian, or Jewish residents. Income levels are set to provide flexibility for development.

Other City incentive programs either require more affordable units (religious facilities) or deeper affordability levels (Downtown housing incentives.)

If consistency across incentive programs is a priority, Councilmembers may want to consider amending the bill to either (1) reduce the income levels that projects need to meet, or (2) increase the percentage of affordable units a project must include to align it with these other

³ In 2023, a single person earning \$70,650 would have an income at 80 percent AMI. A four-person household earning \$100,900 would also have an income at 80 percent AMI. [Office of Housing 2023 Income & Rent Limits](#).

programs. Either change will likely reduce the number of projects that would qualify for the program and would increase the difficulty for projects to be built without needing public housing subsidies.

Owner unit

The pilot would allow additional development capacity for projects including an “owner’s unit.” The owner’s unit incentive would be available if, at the time of a building permit application:

- a. some or all of the development site is owned by a person or family earning up to 120 percent of the median area income; and
- b. the development agreement requires that the project include 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, except in the event of the owner’s death.”

The intent behind providing an owner unit incentive is to prevent displacement and increase generational wealth by providing incentives for QCDOs to provide the legacy property owner a unit in the building. While the owner would receive a new unit, which would be subject to resale and rental restrictions for a period of 10 years unless the owner dies, there is no requirement that the owner unit have an equivalent value to the prior residence. The Council may want to require more specificity about a fair market value exchange.

The bill does not appear to contemplate that development may occur on multiple lots with multiple qualifying owners. The Council may want to tie the additional floor area granted to owner’s units to the individual lot that is acquired from each owner and allow for multiple owner’s units.

2. Zoning flexibility

The proposed bill would allow significant increases in development potential on lots that qualify for the program. Those increases are greater than those provided under other pilots. Councilmembers should consider the benefits provided under the bill and the benefits provided by qualifying development and decide whether those increases are appropriate.

Types of development standard changes

The bill would allow flexibility for QCDO to build:

- taller structures through increases to height limits in multifamily, commercial and Seattle Mixed (SM) zones;
- wider and deeper structures through increases in lot coverage in NR zones;
- structures closer to their neighbors through decreases to required yards and setbacks in NR zones;
- equitable development and multifamily uses that may not otherwise be allowed in NR and multifamily zones;
- bulkier structures through increase to floor area ratios and exemptions from floor area limits in all zones where the program applies; and
- more units on a lot through changes to density limits in NR zones.

Height changes

The bill would allow taller buildings in multifamily, commercial and SM zones. In multifamily zones, the height increase would add 10 to 15 feet to the maximum height, allowing approximately one additional story.⁴ In commercial zones, the height increases are larger. In commercial zones with a 30-foot height limit, projects could be built up to 55 feet tall, or five stories. In zones with an 85-foot height limit, projects could be built up to 145 feet tall, adding an additional six stories. These increases are similar to those provided under the [Affordable Housing on Religious Property](#) legislation adopted in 2021. They are higher than the additional height allowed under the City’s [living building pilot](#) or [2030 Challenge](#) pilot, which allow between 15 and 30 feet of additional height, depending on the base height limit. See Table 1.

Table 1. Height Bonus Comparison

Height Limit of Multifamily, Commercial and SM Zones	Religious Institution Bonus	Living Building Pilot and 2030 Challenge	Connected Communities
Less than 85 feet	10 – 30 feet	12.5 - 15 feet	10 – 30 feet
85 feet or greater	40 – 60 feet	25 – 30 feet	50 – 60 feet

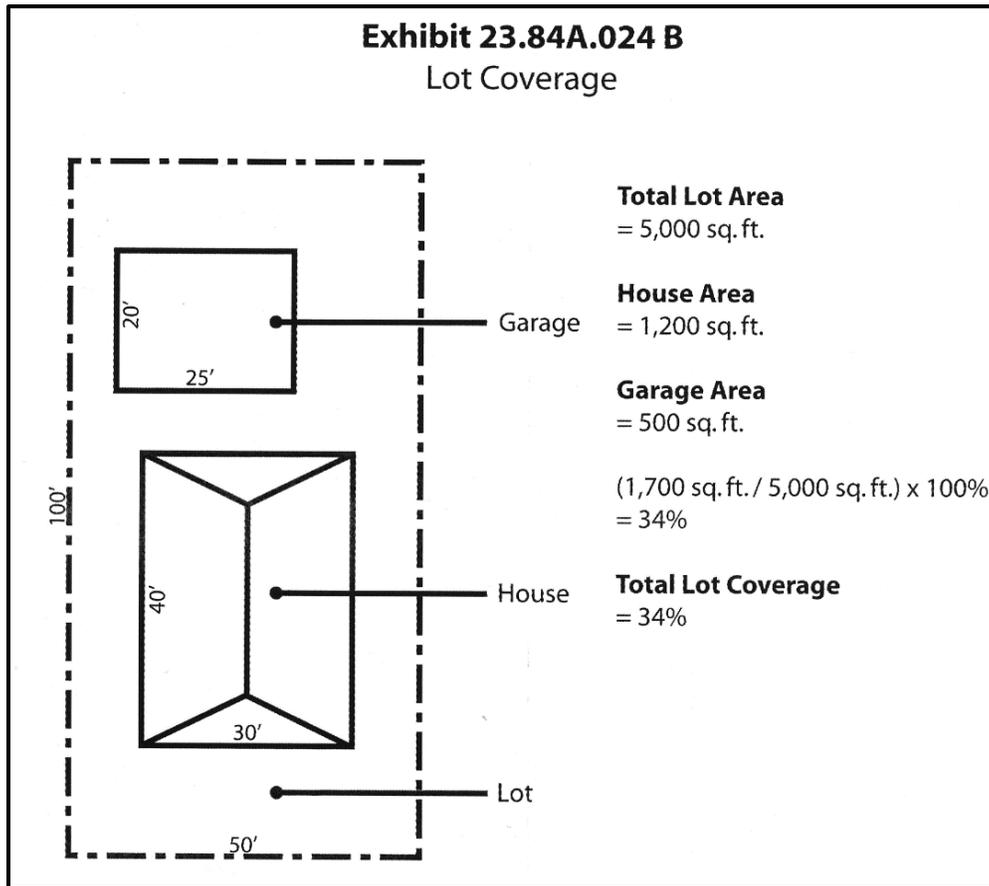
Impacts of increased height could include visual and shadowing impacts on adjacent properties.

Lot coverage and yard changes

In the NR zones, the bill would not allow for building height increases. Instead, it would allow projects in NR zones to occupy more of the lot area by increasing the maximum lot coverage allowance and allow for reductions in the depth of required yards. For most NR lots, permitted lot coverage would increase from 35 percent of the lot area to 50 percent of the lot area. For a standard 5,000 square foot lot in an NR1 zone, the amount of coverage would increase from 1,750 square feet of the lot to 2,500 square feet. Figure 1, an image from Seattle Municipal Code (SMC) section [23.84A.024](#), provides an example of lot coverage on a typical NR1 lot.

⁴ On average a residential story in a building is ten feet tall from the floor of one story to the floor of the story above. Floor-to-floor heights can be as low as eight feet tall.

Figure 1



Increases in lot coverage can lead to smaller planting areas and increases in the amount of impervious area on a lot. This would provide less flexibility to preserve existing trees on lots redeveloped under this incentive pilot.

Another way that the bill allows additional flexibility in NR zones is to allow for smaller yards. Rather than require 20-foot-deep front yards, rear yards of at least 25 feet, and 5-foot-deep side yards, yard would have to be at least five feet on all sides of a lot. This would provide flexibility of where to site buildings on a lot but could result in buildings being closer to neighboring houses than otherwise would be permitted.

The Affordable Housing on Religious Property program did not amend lot yard requirements. The green building incentive programs do not apply in NR zones.

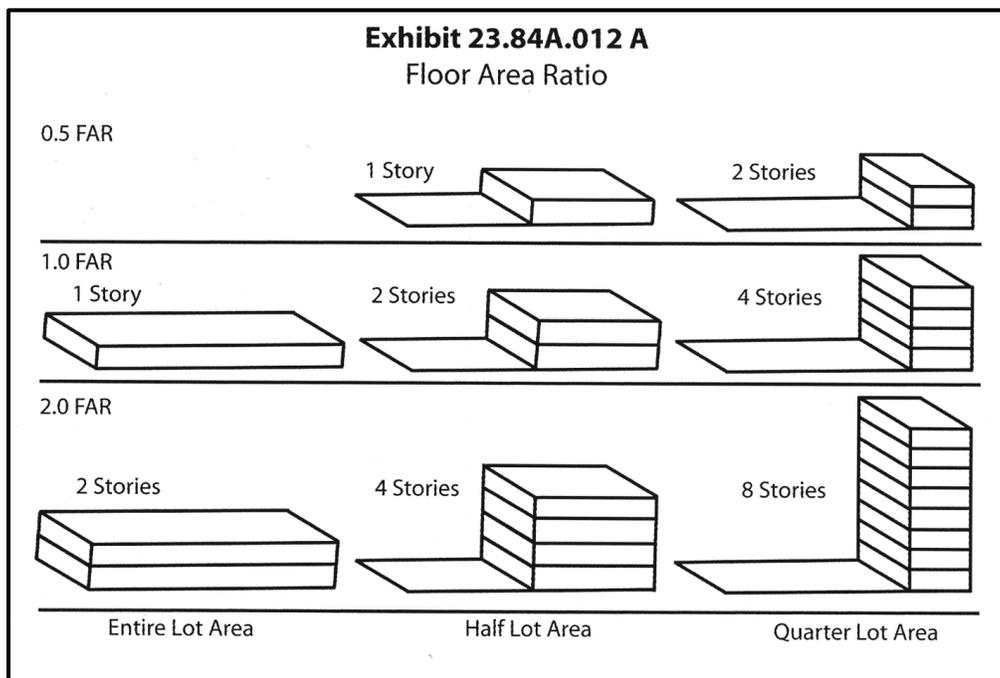
Floor Area Ratio changes

Floor Area Ratio or FAR is a measure of the size of a building compared to the size of a lot. At its most general, the FAR is determined by adding together all the floor space within a structure and dividing it by the lot area. For example:

- A 1,500 square foot single family house on a 5,000 square foot lot is 0.3 FAR ($1,500 \div 5,000 = 0.3$).
- A 100,000 square foot office building on a 20,000 square foot lot would have 5 FAR ($100,000 \div 20,000 = 5$).

FAR is intended to be a flexible way to regulate the size of structures because structures containing the same amount of FAR can have many different sizes and shapes depending on other regulations and development decisions. Figure 2, from the definition of FAR in the Code (SMC [23.84A.012](#)), is intended to show a range of different options when different FARs are built at different heights and lot coverages.

Figure 2



FAR Increases

The proposed bill would increase the permitted FAR under each of the different zoning categories. In multifamily and commercial zones, additional FAR would be allowed in areas with racially restrictive covenants or areas eligible for community preference (preference areas), and for most zones additional FAR is permitted for owner's units. Tables 2 and 3 compare the connected communities FARs to the Religious Institution program and the green building pilots.

Table 2. FAR Comparison in NR and Multifamily zones

Zone	Standard FAR Limit	Religious Institution Bonus Maximum FAR limit	Living Building Pilot and 2030 Challenge	Connected Communities			
				Base FAR	Preference Area FAR	Additional FAR allowed for owner unit ⁵	Maximum possible FAR
NR1, NR2, NR3	0.5	1.0	0.63	1.0	N/A	0.25	1.25
RSL	0.75	1.2	0.93	1.25	N/A	0.25	1.5
Lowrise 1	1.3	1.8	1.63	1.6	1.7	0.3	2.0
Lowrise 2	1.4	2.1	1.75	1.8	1.9	0.5	2.4
Lowrise 3 ⁶	1.8-2.3	3.0-3.75	2.25-2.88	2.5-3.0	2.7-3.3	0.5	3.8
Midrise	4.5	5.5	5.63	5.6	5.8	0.5	6.3

Table 3. FAR Comparison in Commercial zones

Zoned height limit (feet)	Standard FAR Limit ⁷	Religious Institution Bonus Maximum FAR limit	Living Building Pilot and 2030 Challenge	Connected Communities			
				Base FAR	Preference Area FAR	Additional FAR allowed for owner unit ⁶	Maximum possible FAR
30	2.5	3.0	3.13	3.0	3.25	0.5	3.75
40	3.0-3.25	4.5	3.75-4.06	3.75	4.0	0.5	4.5
55	3.75-4.25	5.25	4.69-5.31	4.75	5.0	0.5	5.5
65	4.5-4.75	5.75	5.63-5.94	4.50	5.75	0.5	6.25
75	5.5-6	5.75	6.88-7.5	5.50	6.0	0.5	6.5
85	5.75-6	5.75	7.2-7.5	7.25	7.5	0.5	8
95	6.25	7	7.81	7.50	7.75	0.5	8.25

The SM zone provisions add either 1.0 or 2.0 FAR to the maximum amount of FAR allowed for residential development. This is less than the 1.5 and 3.0 FAR provided under the Affordable Housing on Religious Property program. SM zones allow between 2.5 and 12 FAR.

⁵ This additional FAR is added to either the Base FAR or the Preference Area FAR, as appropriate.

⁶ The Lowrise 3 zone has higher FAR limits for locations inside urban centers and villages.

⁷ When there are two numbers, the higher FAR limit is for sites within a Station Area Overlay district.

FAR Exemptions

In addition to allowing denser development through increases to FAR limits, the bill would also allow denser development through exemptions to the FAR limits in multifamily and commercial zones. By exempting floor area from the FAR limit, that amount of space in a structure is not counted toward the maximum size of a building, effectively increasing the maximum FAR limit. Under the proposed bill, exemptions would be provided for:

- Two bedroom or larger units, that are at least 850 square feet in size;
- Space for equitable development uses; and
- Any floor area in a development located within a quarter mile of a frequent transit stop or light rail station.

The bill provides a maximum amount of floor area that can be exempted under these provisions. This maximum ranges from 0.5 FAR in Lowrise 1 zones and commercial zones with 30-foot height limits to 2.0 FAR in commercial zones with 85 foot or higher height limits.

Because Seattle's zoning tends to map higher-density zones in frequent transit areas, and there is already additional development allowed in those areas. The Council may want to remove that exemption to focus the incentive on larger units and space for equitable development uses.

Density Limits

The Land Use Code limits the number of units permitted in NR and multifamily zones through density limits. In NR zones, generally only one principal unit is allowed on a lot, along with up to two accessory dwelling units. For the NR3 zone that equates to one principal unit on each 5,000 square foot lot. The NR1 zone allows one principal unit per 9,600 square feet. The proposed pilot would allow development with no more than 1 unit per 1,500 square feet in the NR zones, or three units in an NR3 zone and six units in an NR1 zone.

Use flexibility

The bill would also allow a range of housing types and equitable development uses that are currently not allowed in NR zones in the NR zones. These uses include apartments, cottage housing development, rowhouse development, townhouse development, and equitable development. Without allowing these uses, opportunities to achieve the densities allowed under the pilot would be limited. By July 2025, the City will need to amend its NR regulations to allow these uses citywide in response to Washington State's [House Bill 1110](#).

Summary

The proposed bill would allow significantly larger projects than their surrounding context. Heights, bulk, and lot coverage will all mark these projects as distinct from their neighbors. Councilmembers can adjust any of the limits down if they remain higher than the current

requirements.⁸ While an economic analysis of the incentives was not part of program development due to the wide of range of locations and potential development types that could be developed under the pilot, reducing allowable development capacity may provide less incentive to create these types of innovative projects.

3. Geography

Zones

The proposed bill would allow pilot projects in most of the City's zones that allow residential development. It would exclude Downtown Seattle and Highrise zones, and the City's industrial zones from the program. The effect in each zone will be different, as described in Section 2 (Zoning Flexibility). If Councilmembers are concerned about the impact of specific development standards in an area, they could amend those development standards. If a Councilmember is concerned about the totality of the changes allowed in a zone in those areas, they could also remove a specific zone or category of zones from the incentive program.

This pilot program 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. Removing a specific zone or category of zones may dilute that goal. For example, NR zones represent parts of the city where most historic racially restrictive covenants were in place that resulted in greater segregation; removing that zone from the pilot would make it difficult to address the impact of the pilot on areas that historically excluded non-white residents.

Areas where additional development capacity under the program would be available.

The program is intended to support development that could reduce the risk of displacement and increase opportunities for integration within two categories of neighborhoods by increasing the FAR limits and other zoning standards in those areas:

1. Areas with racially restrictive covenants; and
2. Areas eligible for community preference policies.

[Racially restrictive covenants](#) were restrictions placed on property that prohibited members of specific racial, religious, or ethnic groups or people descended from specified nations from living on those properties. They were determined to be unconstitutional in 1948 and are no longer enforceable. However, they remain attached to property records. Areas with racially restrictive covenants are often still segregated, with a predominantly white population. The State does provide a process to remove racially restrictive covenants, but property owners are required to proactively take steps to remove a covenant that applies to property they own.

⁸ Generally, increasing the zoning flexibility beyond that provided in the bill would require additional environmental review.

Consequently, in some cases a property that had a racially restrictive covenant no longer has a covenant on its title.

The Seattle Office of Housing (OH) has identified areas eligible for [community preference policies](#). These areas have a high risk of displacement or a history of displacement of vulnerable populations. The policies intend to “affirmatively further fair housing, address displacement, and foster and sustain inclusive communities.” Under these policies, low-income housing providers affirmatively market their housing to communities in the area at risk of displacement or others with historic or current connections to the neighborhood.

The bill directs the Seattle Department of Construction and Inspections (SDCI), OH, and OPCD to promulgate rules in consultation with the Equitable Development Initiative Advisory Board to define “a process and criteria for verifying that an organization is a qualifying community development organization with a legally established and on-going property-related interest in a site that would make it eligible to apply for development under the pilot program.” Neither areas with racially restrictive covenants nor areas eligible for community preference policies are defined in the proposed bill or the existing Code. The question of how the City defines areas with historic racially restrictive covenants and areas eligible for community preference policies could be more explicitly added to the list of rulemaking. Councilmembers may want to add definitions or ask for rules to clarify how these areas will be identified.

4. Exemptions from zoning regulations

In addition to providing flexibility or increased development capacity, the bill exempts projects participating in the pilot from: the Design Review program (SMC Chapter [23.41](#)), any parking requirements (SMC Chapter [23.54.015](#)), incentive zoning provisions (SMC Chapter [23.58A](#)), and the Mandatory Housing Affordability (MHA) program (SMC Chapters [23.58B](#) and [23.58C](#)).

Design Review

The bill would exempt pilot projects from participating in the [design review](#) program. The purpose of Design Review is to:

- Encourage better design and site planning to help ensure that new development enhances the character of the city and sensitively fits into neighborhoods, while allowing for diversity and creativity; and
- Provide flexibility in the application of development standards to better meet the intent of the Land Use Code as established by City policy, to meet neighborhood objectives, and to provide for effective mitigation of a proposed project's impact and influence on a neighborhood; and
- Promote and support communication and mutual understanding among applicants, neighborhoods, and the City early and throughout the development review process.

The design review program starts with [early community outreach](#). After a development has received community input, the formal review process begins. Depending on the type of project this could include administrative review, early review and guidance by an appointed design review board, or early and final review by the design review boards. Projects are reviewed for consistency with Council-adopted design guidelines. The design review process can add time to review, but also provides early and ongoing opportunities for public comment and input into design of buildings in their community.

Because the scale of development under the pilot will be significantly larger than surrounding development, Councilmembers may want to consider if there are ways to include some community input into the project, without unduly delaying development. For example, a project could be required to participate in the early community outreach process as part of the application process but could forego the remaining steps in the process.

Parking Requirements

The bill would exempt pilot projects from both vehicle and bicycle parking requirements. Vehicle and bicycle parking requirements are set based on the particular use that will be part of a project. The City currently exempts development in urban centers, near light rail stations and frequent transit service areas from vehicle parking requirements. Bicycle parking is required throughout the city. The City has found that even though vehicular parking is exempt in many areas, developers frequently choose to provide parking based on anticipated demand from building occupants. Because areas with excellent access to transit are already exempt from parking requirements, this amendment would exempt projects in areas without frequent transit service from parking requirements.

Incentive Zoning

The incentive zoning provisions in Chapter 23.58A apply to a number of the SM zones, but not to the other zones where the pilot would be allowed. Chapter 23.58A provides the provisions related to the zoning bonus and transfer of development rights programs that apply in the SM zones in South Lake Union, Uptown, and the University District. Generally, in these areas there is a base amount of FAR that is allowed as-of-right, and additional floor area that can be achieved through the incentive zoning provisions of Chapter 23.58A.

In those areas, the local community helped to shape the SM zone provisions. These zones allow additional development if it meets neighborhood goals for development of affordable housing, preservation of historic landmarks, creation of space for childcare and schools, and public open space. In addition to provisions under each zone, Chapter 23.58A provides the framework and requirements for each of these incentive programs. The pilot would replace those existing programs with the pilot's requirements, which do not explicitly align with these neighborhoods' stated goals.

The Council could consider retaining the applicability of Chapter 23.58A to see how and whether projects in the SM zones, which already allow significant development capacity, can participate in the benefits of the pilot as well as the existing incentive programs. An alternative approach would be to increase the base FAR (rather than the maximum) in SM zones, reducing obligations under the incentive zoning program, but retaining incentive zoning requirements in zones like the SM-U 95-320 zone, which has a significant difference between the base (4.75 FAR) and the maximum (12 FAR) FAR limits.

Mandatory Housing Affordability

The [MHA](#) program generally requires developer contributions for affordable housing as part of most commercial, residential, or live-work projects. The contribution can either be fulfilled by providing affordable units on-site or through payments in lieu of providing on-site housing. Generally, the program requires, for the on-site option, that a percentage of units be income and rent restricted to be affordable for households earning less than 40 percent of the AMI for small rental units, 60 percent AMI for larger rental units, or less than 80 percent AMI for ownership units. For the payments in-lieu option, the program requires payment of funds comparable to the cost of providing those units on site. MHA does not apply to low-income housing – housing that meets these income levels. On the low end, MHA requires that a project include 5 percent of units at these income levels. On the high end, in high-cost areas which were upzoned as part of implementing the MHA program, it requires 11 percent of units to be affordable at these income levels.

Like the Affordable Housing on Religious Property program, which requires an entire project to be affordable at 80 percent AMI, the proposed pilot waives MHA requirements. The difference between the two programs is that the pilot would only require 30 percent of units to be affordable and allows ownership units to be affordable at 80 percent of median income for rental units or 100 percent of median income for ownership units.⁹ The Council may want to consider if the lower affordability requirements of the pilot program, combined with the inclusion of equitable development uses, is equivalent to what is required for other types of development where MHA is waived.

5. Program administrability.

The proposed pilot relies on City departments – SDCI, OH, and OPCD – to create a “process and criteria for verifying that an organization is a qualifying community development organization with a legally established an on-going property-related interest in a site that would make it eligible for development under the pilot program” (Section 3). The pilot will also require those departments to develop a process and criteria for verifying owners’ units, and a definition of “equitable development use.” The bill has a delayed effective date of June 30, 2024, to make

⁹ Social housing would qualify if 30 percent of units are affordable at 80 percent of median income, and all units are affordable below 120 percent of median income.

sure that that work can occur prior to the bill going into effect. The Council may want to extend that date to ensure the City departments have sufficient time to promulgate those rules.

Next Steps

Councilmembers are requested to contact us by Friday, March 8, to discuss any amendments that they are considering. The bill and amendments to the bill may be considered as early as the March 20 Committee meeting.

Attachments

1. Connected Communities Bill as of March 6, 2024

cc: Ben Noble, Director
Aly Pennucci, Deputy Director

1 **CITY OF SEATTLE**

2 **ORDINANCE _____**

3 **COUNCIL BILL _____**

4 ..title

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

8 ..body

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

10 Section 1. The City Council finds and declares:

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

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

15 2. Housing supply is not keeping pace with demand;

16 3. Housing costs are increasing more quickly than income;

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

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

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

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

25 B. With the passage of Chapter 332, Laws of 2023, Seattle must modify current land use
26 regulations to accommodate a range of middle housing types. The City is currently in the process

1 of environmental review for the next major update to the Comprehensive Plan, which must meet
2 the requirements of Chapter 332, Laws of 2023. To inform future implementation of the
3 Comprehensive Plan update, the City has an interest in exploring development pilots to
4 demonstrate development types and partnerships that leverage community assets to provide
5 equitable development that will not contribute to economic and physical displacement of current
6 residents.

7 C. Implementing this pilot program is implementing an affordable housing incentive
8 program under RCW 36.70A.540. The pilot program applies in most zones where residential
9 development is allowed except some highrise zones, historic districts, and industrial areas that
10 allow residential uses. Additional development capacity is available for development utilizing
11 the pilot program in areas with historical racially restrictive covenants or census tracts identified
12 by the Office of Housing for the community preference policy. Increased residential
13 development in the area where the pilot program applies, in addition to supporting housing
14 affordability, will increase housing choices and support development of housing and amenities,
15 consistent with the Comprehensive Plan. The pilot program substantially increases residential
16 development capacity for qualifying development in the areas where it applies. And, the
17 increased residential development capacity provided in the areas where the pilot program applies
18 can be achieved, subject to consideration of other regulatory controls on development.

19 D. After a public hearing, the Council has determined that the 80 percent of Area Median
20 Income (AMI) income level for rental housing and 100 percent of AMI income level for owned
21 housing set forth in this ordinance will allow for cross-subsidy for units with deeper affordability
22 and is needed to address local housing market conditions consistent with RCW
23 36.70A.540(2)(b)(iii).

1 Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal
2 Code as follows:

3 **23.40.090 Connected Community Development Partnership Bonus Pilot Program –**

4 **Purpose**

5 Sections 23.40.091 through 23.40.097 establish the requirements for the Connected Community
6 Development Partnership Bonus Pilot Program. The purpose of the program is to demonstrate
7 the social benefits of equitable development including community-serving uses and housing
8 available to a spectrum of household incomes by setting onsite affordability standards and
9 incentives for development of housing and equitable development uses through partnerships
10 between public, private, and community-based organizations.

11 **23.40.091 Definitions for Sections 23.40.090 through 23.40.097**

12 For the purposes of Sections 23.40.090 through 23.40.097:

13 “Equitable development use” means activities, as determined by rule, where all
14 components and subcomponents of the use provide mitigation against displacement pressure for
15 individuals, households, businesses, or institutions, that comprise a cultural population at risk of
16 displacement. An equitable development use may include, but is not limited to, activities such as
17 gathering space, arts and cultural space, educational programming or classes, direct services, job
18 training, or space for other social or civic purposes. Equitable development uses may also
19 include commercial uses including but not limited to commercial kitchens and food processing,
20 craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces,
21 and retail sales of food and goods.

22 “Owner unit incentive development” means a qualifying development using bonus floor
23 area where, as determined by rule, on the date of complete building permit application submittal

1 by a qualifying community development organization: (i) some or all of the development site is
2 owned by a person or family with an annual income not to exceed 120 percent of area median
3 income and who have continually resided in a dwelling unit on the property for the past ten
4 years; and (ii) an executed partnership agreement or other binding contractual agreement with a
5 qualifying community development organization exists affirming the applicant’s obligation to
6 provide a dwelling unit on-site for the current owner at no cost and prohibiting resale or sublet
7 by the owner for at least ten years, except in the event of the owner’s death.

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

16 “Qualifying development” means a development located on site in which a qualifying
17 community development organization has a legally established and ongoing property-related
18 interest on the date of complete building permit application submittal. To have a legally
19 established and ongoing property-related interest, a qualifying community development
20 organization shall: own at least 51 percent of the property; own at least ten percent when a
21 partner in an entity provides site control for development; have a controlling and active
22 management role in a corporation or partnership that owns a property, such as a sole managing

1 member of a limited liability company or sole general partner of a limited partnership; or some
2 other beneficial interest, as determined by rule.

3 “Social housing” means a residential or mixed-use structure with at least 30 percent of
4 the dwelling units affordable to households with incomes no higher than 80 percent of area
5 median income that is developed, publicly owned, and maintained in perpetuity by a public
6 development authority, the charter for which specifies that its purpose is development of social
7 housing and at a range of affordability levels within the Seattle corporate limits. Social housing
8 is intended to promote social cohesion, sustainability, and social equity through an intentional
9 distribution of units to households with a broad mix of sizes and incomes ranging between zero
10 percent and 120 percent of median income.

11 **23.40.092 Enrollment period, eligibility requirements, and owner unit incentive**
12 **development application requirements**

13 A. The enrollment period for the Connected Community Development Partnership Bonus
14 Pilot Program expires on the earlier of: when applications meeting the requirements of Sections
15 23.40.090 through 23.40.092 have been submitted for 35 projects; or December 31, 2029.

16 B. To qualify for the Connected Community Development Partnership Bonus Pilot
17 Program, development must meet the following eligibility requirements:

- 18 1. Be a qualifying development;
- 19 2. Be located in a Neighborhood Residential; Multifamily, except Highrise;
20 Commercial; or Seattle Mixed zone;
- 21 3. In commercial zones, have at least 75 percent of gross floor area in residential
22 or equitable development use;

1 4. Not be located in a designated historic district, unless it is an area with historic
2 exclusionary racial covenants; and

3 5. Have at least 30 percent of dwelling units and 33 percent of congregate
4 residence sleeping rooms, as applicable, as moderate-income units, except that the duration of
5 the recorded restrictive housing covenants shall be 75 years; or be social housing.

6 C. Applicants with owner unit incentive development shall provide the following
7 documentation when submitting a permit application:

8 1. An affidavit or other information in a form acceptable to the Director
9 confirming that the property is owned by a person or family with an annual income not to exceed
10 120 percent of area median income and who have continually resided in a dwelling unit on the
11 property for the past ten years; and

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

15 **23.40.093 Alternative development standards and exemptions**

16 A. In lieu of otherwise applicable development standards contained in Chapters 23.44,
17 23.45, 23.47A, and 23.48, a proposed development project that meets the requirements of
18 Section 23.40.092 may elect to meet the alternative development standards, as applicable, of
19 Sections 23.40.094 through 23.40.097. A determination by the Director that development meets
20 the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I
21 decision.

22 B. Exemptions. Eligible projects are exempt from the requirements of Chapter 23.41,
23 Section 23.54.015, Chapter 23.58A, Chapter 23.58B, and Chapter 23.58C.

1 **23.40.094 Development otherwise subject to the requirements of Chapter 23.44**

2 A. Development permitted pursuant to Section 23.40.092 may meet the following
3 development standards:

4 1. Except for apartments, the density limit is one dwelling unit per 1,500 square
5 feet of lot area in NR1, NR2, and NR3 zones and one dwelling unit per 1,200 square feet of lot
6 area in RSL zones.

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

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

12 B. Owner unit incentive development permitted pursuant to Section 23.40.092 may meet
13 the following development standards:

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

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

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

D. Yard requirements. No structure shall be closer than 5 feet from any lot line, except that in RSL zones if the rear yard abuts an alley there is no rear yard requirement.

23.40.095 Development otherwise subject to the requirements of Chapter 23.45

A. Floor area

1. Development permitted pursuant to Section 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 Section 23.40.092**

	FAR limit	FAR limit in areas with racially restrictive covenants or areas eligible for community preference policy	Maximum additional exempt FAR¹	Maximum additional FAR for owner unit incentive development
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
¹ 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:

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

3 b. Floor area in equitable development use; and

4 c. Any floor area in a development located within 1/4 mile (1,320 feet) of
5 a transit stop or station served by a frequent transit route as determined pursuant to subsection
6 23.54.015.B.4.

7 3. Split-zoned lots

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

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

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

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

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

19 B. Maximum height

20 1. Development permitted pursuant to Section 23.40.092 is subject to the height
21 limits as shown in Table B for 23.40.095.

Table B for 23.40.095 Structure height for development permitted pursuant to Section 23.40.092	
Zone	Height limit (in feet)
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 Section 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 1. The applicable height limit for development permitted pursuant to Section
2 23.40.092 in NC zones and C zones as designated on the Official Land Use Map, Chapter 23.32
3 is increased as shown in Table A for 23.40.096.

Table A for 23.40.096	
Additional height for development permitted pursuant to Section 23.40.092	
Mapped height limit (in feet)	Height limit (in feet)
30	55
40	75
55	85
65	95
75	95
85	145
95	145

4 2. Split-zoned lots
5 a. On lots located in two or more zones, the height limit for the entire lot
6 shall be the highest height limit of all zones in which the lot is located, provided that:

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

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

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

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

16 B. Floor area

1 1. Development permitted pursuant to Section 23.40.092 is subject to the FAR
 2 limits as shown in Table B for 23.40.096.

Table B for 23.40.096				
FAR limits for development permitted pursuant to Section 23.40.092				
Mapped height limit (in feet)	FAR limit	FAR limit in Areas with Racially Restrictive Covenants or Areas Eligible for Community Preference Policy	Maximum additional exempt FAR¹	Maximum additional FAR for owner unit incentive development
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
¹ Gross floor area for uses listed in subsection 23.40.096.B.2 are exempt from FAR calculations up to this amount.

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

- 6 a. Floor area in units with two or more bedrooms and a minimum net unit
 7 area of 850 square feet;
- 8 b. Floor area in equitable development use; and
- 9 c. Any floor area in a development located within 1/4 mile (1,320 feet) of
 10 a transit stop or station served by a frequent transit route as determined pursuant to subsection
 11 23.54.015.B.4.

12 3. Split-zoned lots

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

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

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

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

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

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

15 **23.40.097 Development otherwise subject to the requirements of Chapter 23.48**

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

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

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

1 B. A process and criteria for verifying that an application utilizing the owner unit
2 incentive includes an owner and agreement meeting the requirements of this ordinance.

3 C. A regulatory definition of “equitable development use” and a process and criteria for
4 ensuring that an equitable development use will continue to occupy leasable space for the life of
5 a development.

6 Section 4. By June 30, 2030, the Council, in consultation with the Planning Commission,
7 will evaluate the pilot to assess its effectiveness in achieving the following objectives:

8 A. Providing affordable workforce housing for communities and households that are cost-
9 burdened;

10 B. Providing neighborhood-serving equitable development uses;

11 C. Forestalling or preventing economic and physical displacement of current residents;

12 and

13 D. Demonstrating a variety of missing middle housing types that are affordable to
14 households with a range of household incomes.

1 Section 5. Section 2 of this ordinance shall take effect on June 30, 2024.

2 Section 6. This ordinance shall take effect as provided by Seattle Municipal Code
3 Sections 1.04.020 and 1.04.070.

4 Passed by the City Council the _____ day of _____, 2024,
5 and signed by me in open session in authentication of its passage this ____ day of
6 _____, 2024.

7 _____
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this ____ day of _____, 2024.

10 _____
11 Bruce A. Harrell, Mayor

12 Filed by me this _____ day of _____, 2024.

13 _____
14 Scheereen Dedman, City Clerk

15 (Seal)

16 Attachments:

Amendment 1 Version 1 to CB 120750 - LEG Connected Communities and EDZ ORD

Sponsor: Councilmember Morales

Substitute Bill

Effect: This substitute version of the bill would make three changes to simplify the Connected Community Development Partnership Bonus Pilot Program in response to feedback from Councilmembers and members of the public. The amended bill would:

1. Reduce the required income level for studios and one-bedroom rental units to low-income housing (keeping 2+ bedroom units and all ownership units at moderate-income) and reduce the affordability duration to align with Federal housing subsidy programs;
2. Remove the homeowner's incentive; and
3. Simplify the criteria for determining whether a project is a qualifying development so that a qualifying community development organization either has to own 51% of the property or have a controlling and active management role in the property.

Affordability

Under the bill as introduced, at least 30 percent of rental units and 33 percent of congregate housing rooms would need to be affordable for 75 years as moderate-income housing. Moderate-income housing is housing that is committed to be affordable to households with incomes at or below 80 percent of the Area Median Income (AMI) for rental units and 100 percent AMI or below for homeowner units.

The substitute bill would require that any rental units in congregate housing, studios or one-bedroom units be affordable to low-income households. Low-income rental housing is affordable to households with incomes at or below 60 percent of the Area Median Income (AMI). Homeownership units and units with 2 or more bedrooms would need to be affordable to moderate-income households.

Under the substitute bill the term of affordability would be reduced to 50 years, in order to align this program with the requirements of the Federal Low Income Housing Tax Credit (LIHTC) program, which provides tax credits to developers of who commit to maintain housing affordable to low-income households for 50 years.

Homeowner's Incentive

The bill as introduced allowed for additional floor area for a project that committed to provide a unit for a moderate-income homeowner who sold their property to facilitate the project. The intent was to reduce displacement by providing a way for residents to sell their property but remain on-site for the long term. Based on feedback from members of the community, this

portion of the bill is removed. Support for legacy black and brown homeowners in efforts to stay in their homes, is funded through other programs.

Qualifications

The bill as introduced included four criteria to determine whether there is sufficient participation in a project by a qualifying community development organization (QCDO) to ensure that the goals of the program would be met. Under the bill, a QCDO would need to:

- a. Own 51 percent of the property;
- b. Own at least 10 percent of the property if a development partner has provided land for the project;
- c. Have a controlling and active management role in the organization that owns the land where the development would occur; or
- d. Have another beneficial interest, to be defined in a rule promulgated by the Seattle Department of Construction and Inspections (SDCI).

Based on feedback from community-based organizations, the substitute bill would remove two of these criteria. Under the substitute bill, the QCDO would either need to own at least 51 percent of the property or have a controlling and active management role in the organization that owns the land. This would help to ensure that the QCDO has a strong and active controlling role in the project. The substitute bill continues to request that Executive Departments promulgate rules to better define these terms.

Amend the bill by substituting version 2, attached.

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

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Section 1. The City Council finds and declares:

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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. The City is currently in the process

1 of environmental review for the next major update to the Comprehensive Plan, which must meet
2 the requirements of Chapter 332, Laws of 2023. To inform future implementation of the
3 Comprehensive Plan update, the City has an interest in exploring development pilots to
4 demonstrate development types and partnerships that leverage community assets to provide
5 equitable development that will not contribute to economic and physical displacement of current
6 residents.

7 C. Implementing this pilot program is implementing an affordable housing incentive
8 program under RCW 36.70A.540. The pilot program applies in most zones where residential
9 development is allowed except some highrise zones, historic districts, and industrial areas that
10 allow residential uses. Additional development capacity is available for development utilizing
11 the pilot program in areas with historical racially restrictive covenants or census tracts identified
12 by the Office of Housing for the community preference policy. Increased residential
13 development in the area where the pilot program applies, in addition to supporting housing
14 affordability, will increase housing choices and support development of housing and amenities,
15 consistent with the Comprehensive Plan. The pilot program substantially increases residential
16 development capacity for qualifying development in the areas where it applies. And, the
17 increased residential development capacity provided in the areas where the pilot program applies
18 can be achieved, subject to consideration of other regulatory controls on development.

19 D. After a public hearing, the Council has determined that 60 percent of the Area Median
20 Income (AMI) income level for small rental housing units, the 80 percent of Area Median
21 Income (AMI) income level for large rental housing units and 100 percent of AMI income level
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1 affordability and is needed to address local housing market conditions consistent with RCW
2 36.70A.540(2)(b)(iii).

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4 Code as follows:

5 **23.40.090 Connected Community Development Partnership Bonus Pilot Program –**
6 **Purpose**

7 Sections 23.40.091 through 23.40.097 establish the requirements for the Connected Community
8 Development Partnership Bonus Pilot Program. The purpose of the program is to demonstrate
9 the social benefits of equitable development including community-serving uses and housing
10 available to a spectrum of household incomes by setting onsite affordability standards and
11 incentives for development of housing and equitable development uses through partnerships
12 between public, private, and community-based organizations.

13 **23.40.091 Definitions for Sections 23.40.090 through 23.40.097**

14 For the purposes of Sections 23.40.090 through 23.40.097:

15 “Equitable development use” means activities, as determined by rule, where all
16 components and subcomponents of the use provide mitigation against displacement pressure for
17 individuals, households, businesses, or institutions, that comprise a cultural population at risk of
18 displacement. An equitable development use may include, but is not limited to, activities such as
19 gathering space, arts and cultural space, educational programming or classes, direct services, job
20 training, or space for other social or civic purposes. Equitable development uses may also
21 include commercial uses including but not limited to commercial kitchens and food processing,
22 craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces,
23 and retail sales of food and goods.

1 ~~“Owner unit incentive development” means a qualifying development using bonus floor~~
2 ~~area where, as determined by rule, on the date of complete building permit application submittal~~
3 ~~by a qualifying community development organization: (i) some or all of the development site is~~
4 ~~owned by a person or family with an annual income not to exceed 120 percent of area median~~
5 ~~income and who have continually resided in a dwelling unit on the property for the past ten~~
6 ~~years; and (ii) an executed partnership agreement or other binding contractual agreement with a~~
7 ~~qualifying community development organization exists affirming the applicant’s obligation to~~
8 ~~provide a dwelling unit on site for the current owner at no cost and prohibiting resale or sublet~~
9 ~~by the owner for at least ten years, except in the event of the owner’s death.~~

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

18 “Qualifying development” means a development located on site in which a qualifying
19 community development organization has a legally established and ongoing property-related
20 interest on the date of complete building permit application submittal. To have a legally
21 established and ongoing property-related interest, a qualifying community development
22 organization shall: own at least 51 percent of the property; ~~own at least ten percent when a~~
23 ~~partner in an entity provides site control for development;~~ or have a controlling and active

1 management role in a corporation or partnership that owns a property, such as a sole managing
2 member of a limited liability company or sole general partner of a limited partnership; ~~or some~~
3 ~~other beneficial interest, as determined by rule.~~

4 “Social housing” means a residential or mixed-use structure with at least 30 percent of
5 the dwelling units affordable to households with incomes no higher than 80 percent of area
6 median income that is developed, publicly owned, and maintained in perpetuity by a public
7 development authority, the charter for which specifies that its purpose is development of social
8 housing and at a range of affordability levels within the Seattle corporate limits. Social housing
9 is intended to promote social cohesion, sustainability, and social equity through an intentional
10 distribution of units to households with a broad mix of sizes and incomes ranging between zero
11 percent and 120 percent of median income.

12 **23.40.092 Enrollment period, and eligibility requirements, ~~and owner unit incentive~~**
13 **~~development application requirements~~**

14 A. The enrollment period for the Connected Community Development Partnership Bonus
15 Pilot Program expires on the earlier of: when applications meeting the requirements of Sections
16 23.40.090 through 23.40.092 have been submitted for 35 projects; or December 31, 2029.

17 B. To qualify for the Connected Community Development Partnership Bonus Pilot
18 Program, development must meet the following eligibility requirements:

- 19 1. Be a qualifying development;
- 20 2. Be located in a Neighborhood Residential; Multifamily, except Highrise;
21 Commercial; or Seattle Mixed zone;
- 22 3. In commercial zones, have at least 75 percent of gross floor area in residential
23 or equitable development use;

1 4. Not be located in a designated historic district, unless it is an area with historic
2 exclusionary racial covenants; and

3 5. ~~Be social housing or provide~~ **Have** at least 30 percent of dwelling units and 33
4 percent of congregate residence sleeping rooms, as applicable, ~~as moderate-income units, except~~
5 ~~that the duration of the recorded restrictive housing covenants shall be 75 years; or be social~~
6 ~~housing~~ as affordable at the following income levels:

7 a. For congregate residence sleeping rooms and rental units with less than
8 two bedrooms, as low-income units;

9 b. For units with two or more bedrooms, and all owner-occupied units, as
10 moderate-income units.

11 ~~C. Applicants with owner unit incentive development shall provide the following~~
12 ~~documentation when submitting a permit application:~~

13 ~~1. An affidavit or other information in a form acceptable to the Director~~
14 ~~confirming that the property is owned by a person or family with an annual income not to exceed~~
15 ~~120 percent of area median income and who have continually resided in a dwelling unit on the~~
16 ~~property for the past ten years; and~~

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

20 **23.40.093 Alternative development standards and exemptions**

21 A. In lieu of otherwise applicable development standards contained in Chapters 23.44,
22 23.45, 23.47A, and 23.48, a proposed development project that meets the requirements of
23 Section 23.40.092 may elect to meet the alternative development standards, as applicable, of

1 Sections 23.40.094 through 23.40.097. A determination by the Director that development meets
2 the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I
3 decision.

4 B. Exemptions. Eligible projects are exempt from the requirements of Chapter 23.41,
5 Section 23.54.015, Chapter 23.58A, Chapter 23.58B, and Chapter 23.58C.

6 **23.40.094 Development otherwise subject to the requirements of Chapter 23.44**

7 A. Development permitted pursuant to Section 23.40.092 may meet the following
8 development standards:

9 1. Except for apartments, the density limit is one dwelling unit per 1,500 square
10 feet of lot area in NR1, NR2, and NR3 zones and one dwelling unit per 1,200 square feet of lot
11 area in RSL zones.

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

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

17 ~~B. Owner unit incentive development permitted pursuant to Section 23.40.092 may meet~~
18 ~~the following development standards:~~

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

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

1 ~~C.B.~~ Permitted uses. In addition to the uses listed in Section 23.44.006, the following
 2 uses are permitted outright on lots meeting the requirements of Section 23.40.092: apartments,
 3 cottage housing development, rowhouse development, townhouse development, and equitable
 4 development.

5 ~~D.C.~~ Yard requirements. No structure shall be closer than 5 feet from any lot line, except
 6 that in RSL zones if the rear yard abuts an alley there is no rear yard requirement.

7 **23.40.095 Development otherwise subject to the requirements of Chapter 23.45**

8 A. Floor area

9 1. Development permitted pursuant to Section 23.40.092 is subject to the FAR
 10 limits as shown in Table A for 23.40.095.

Table A for 23.40.095
FAR limits for development permitted pursuant to Section 23.40.092

	FAR limit	FAR limit in areas with racially restrictive covenants or areas eligible for community preference policy	Maximum additional exempt FAR ¹	Maximum additional FAR for owner unit incentive development
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

¹ Gross floor area for uses listed in subsection 23.40.095.A.2 are exempt from FAR calculations up to this amount.

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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 1. Development permitted pursuant to Section 23.40.092 is subject to the height
2 limits as shown in Table B for 23.40.095.

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

3 2. Split-zoned lots
4 a. On lots located in two or more zones, the height limit for the entire lot
5 shall be the highest height limit of all zones in which the lot is located, provided that:

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

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

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

16 **23.40.096 Development otherwise subject to the requirements of Chapter 23.47A**

17 A. Maximum height

1 1. The applicable height limit for development permitted pursuant to Section
2 23.40.092 in NC zones and C zones as designated on the Official Land Use Map, Chapter 23.32
3 is increased as shown in Table A for 23.40.096.

Mapped height limit (in feet)	Height limit (in feet)
30	55
40	75
55	85
65	95
75	95
85	145
95	145

4 2. Split-zoned lots
5 a. On lots located in two or more zones, the height limit for the entire lot
6 shall be the highest height limit of all zones in which the lot is located, provided that:

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

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

16 B. Floor area

1 1. Development permitted pursuant to Section 23.40.092 is subject to the FAR
 2 limits as shown in Table B for 23.40.096.

Table B for 23.40.096 FAR limits for development permitted pursuant to Section 23.40.092				
Mapped height limit (in feet)	FAR limit	FAR limit in Areas with Racially Restrictive Covenants or Areas Eligible for Community Preference Policy	Maximum additional exempt FAR¹	Maximum additional FAR for owner unit incentive development
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
¹ Gross floor area for uses listed in subsection 23.40.096.B.2 are exempt from FAR calculations up to this amount.

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

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

8 b. Floor area in equitable development use; and

9 c. Any floor area in a development located within 1/4 mile (1,320 feet) of
 10 a transit stop or station served by a frequent transit route as determined pursuant to subsection
 11 23.54.015.B.4.

12 3. Split-zoned lots

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

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

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

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

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

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

15 **23.40.097 Development otherwise subject to the requirements of Chapter 23.48**

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

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

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

21 3. Split-zoned lots

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

1 ~~B. A process and criteria for verifying that an application utilizing the owner unit~~
2 ~~incentive includes an owner and agreement meeting the requirements of this ordinance.~~

3 C.B. A regulatory definition of “equitable development use” and a process and criteria
4 for ensuring that an equitable development use will continue to occupy leasable space for the life
5 of a development.

6 Section 4. By June 30, 2030, the Council, in consultation with the Planning Commission,
7 will evaluate the pilot to assess its effectiveness in achieving the following objectives:

8 A. Providing affordable workforce housing for communities and households that are cost-
9 burdened;

10 B. Providing neighborhood-serving equitable development uses;

11 C. Forestalling or preventing economic and physical displacement of current residents;

12 and

13 D. Demonstrating a variety of missing middle housing types that are affordable to
14 households with a range of household incomes.

1 Section 5. Section 2 of this ordinance shall take effect on June 30, 2024.

2 Section 6. This ordinance shall take effect as provided by Seattle Municipal Code
3 Sections 1.04.020 and 1.04.070.

4 Passed by the City Council the _____ day of _____, 2024,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2024.

7 _____
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this _____ day of _____, 2024.

10 _____
11 Bruce A. Harrell, Mayor

12 Filed by me this _____ day of _____, 2024.

13 _____
14 Scheereen Dedman, City Clerk

15 (Seal)

16 Attachments:

Amendment 2 Version 1 to CB 120750 - LEG Connected Communities and EDZ ORD

Sponsor: Councilmember Strauss

Expand the types of organizations that can qualify for the pilot program

Effect: Council Bill 120750 would create a pilot program that would allow larger development for projects on sites where qualifying community development organizations (QCDOs) have a legally established and ongoing property-related interest. The intent of the bill is to provide incentives for QCDOs to participate in mixed-use projects that support community needs and seek to reduce displacement.

QCDOs are defined in the bill as either non-profit organizations or public development authorities that have as their mission the development 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.” The QCDO could either be a CDO, a partnership between different CDOs, or a partnership between CDOs and for-profit developers.

This amendment would allow for additional flexibility to allow for other types of organizations to participate, including:

- Allowing public housing authorities to qualify;
- Allowing organizations that have affordable housing as their mission, whether they receive state or federal funding, or not; and
- Allowing for Limited Liability Companies (LLCs) that consist of partnerships between one or more CDOs and other entities, as long as the CDO is the controlling general partner or managing member in the LLC.

Amend Section 2 of Council Bill 120750 to amend the definition of “Qualifying Community Development Organization” under proposed Seattle Municipal Code Section 23.40.091, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal

Code as follows:

* * *

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:

* * *

“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, or a public housing authority created pursuant to RCW 36.82.030 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 for-profit development entity, or a partnership or limited liability company of which one or more qualifying development organizations serve as the controlling general partner or managing member.

* * *

Amendment 3 Version 1 to CB 120750 - LEG Connected Communities and EDZ ORD

Sponsor: Councilmember Strauss

Require projects to participate in MHA and incentive zoning programs, if applicable

Effect: This amendment would strike a provision of CB 120750 that would exempt participating projects from participating in the Mandatory Housing Affordability (MHA) (Seattle Municipal Code (SMC) Chapters 23.58B and 23.58C) and Incentive Zoning (IZ) (SMC Chapter 23.58A) programs. Under the proposed bill, qualifying projects would be exempt from participating in these programs.

The MHA program requires that projects in areas mapped with an MHA suffix provide affordable housing as part of their development proposal or contribute funds to support the development of affordable housing off-site. Low-income housing (affordable to households at or below 60 percent of the Area Median Income (AMI)) is already exempt from participation in MHA. Under the MHA program, projects are required to provide between 2 and 11 percent of units as affordable units. Under CB 120750, qualifying projects, which would generally be required to provide at least 30 percent of units affordable to households at or below 80 percent of the AMI would be exempt from MHA.

The IZ program allows tower development in areas like the University District, South Lake Union, and Uptown to provide public benefits in exchange for public benefits like space for child care or schools, public open space, arts spaces, or historic preservation. The provisions of each IZ program were developed in consultation with the affected communities. Under CB 120750, qualifying projects, which would generally provide space for community development organizations, would not be required to meet the IZ program requirements.

This amendment would require qualifying projects to participate in the MHA and IZ programs, if applicable. MHA would be required for projects with rental units affordable above 60 percent AMI and ownership units affordable above 80 percent AMI. Incentive zoning requirements would apply in the Seattle Mixed zones in South Lake Union, Uptown, and the University District.

Projects would continue to be exempt from participation in the Design Review program and would not have vehicle or bicycle parking requirements.

Amend Section 2 to Council Bill 120750 to amend proposed new Section 23.40.093, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal

Code as follows:

* * *

23.40.093 Alternative development standards and exemptions

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

B. Exemptions. Eligible projects are exempt from the requirements of Chapter 23.41((~~§~~)) and Section 23.54.015 ((~~Chapter 23.58A, Chapter 23.58B, and Chapter 23.58C~~)).

* * *

Amendment 4 Version 1 to CB 120750 - LEG Connected Communities and EDZ ORD

Sponsor: Councilmember Strauss

Clarify that Child Care Centers are Equitable Development Uses

Effect: This amendment would add “child care centers” to the definition of “equitable development use.” Child care centers have been funded through the Equitable Development Initiative, and are generally consistent with the characteristics of uses listed in the definition of “equitable development use” in Council Bill 120750. This amendment would make it explicit that child care centers fall under the definition equitable development use in the Council Bill, and projects that include child care centers and that meet the other criteria in the bill, are eligible for the zoning provisions of the Connected Communities Pilot program.

Amend Section 2 to Council Bill 120750 to amend proposed new Section 23.40.091, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal

Code as follows:

* * *

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, as determined by rule, 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 may include, but is not limited to, activities such as gathering space, arts and cultural space, educational programming or classes, child care centers, direct services, job training, or space for other social or civic purposes. Equitable development uses may also include commercial uses including but not limited to commercial kitchens and

Lish Whitson
Land Use Committee
April 8, 2024
D#1

food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics,
office spaces, and retail sales of food and goods.

* * *

Amendment 5 Version 1 to CB 120750 - LEG Connected Communities and EDZ ORD

Sponsor: Councilmember Strauss

Substitute Bill – Incorporate Changes from Amendments 1-4 and Reconcile with the Standards for Development of Affordable Units on Property Owned or Controlled by a Religious Organization

Effect: This substitute version of the bill would incorporate most of the changes included in Amendments 1-4, and make the following additional changes to reconcile Council Bill (CB) 120750 with the provisions of the standards for development of affordable units on property owned or controlled by a religious organization (Seattle Municipal Code (SMC) sections 23.42.055, 23.44.019, 23.45.550, 23.47A.040 and 23.48.100).

In addition to the changes incorporated into Amendments 1-4, this substitute bill would:

1. Amend the bill, consistent with SMC 23.42.055, to require that all units in a participating project to be affordable at or below 80 percent of the Area Median Income (AMI) for 50 years. This compares to requirements in CB 120750 for 30 percent of units affordable for 75 years, with all rental units affordable at or below 80 percent AMI, and ownership units affordable at or below 100 percent AMI. Amendment 1 would instead require all units with multiple bedrooms and ownership units to be affordable at 80 percent AMI, and all other rental units to be affordable at 60 percent AMI. The income requirements under this substitute would reduce the chance of cross-subsidies within projects, and make ownership units less likely to be built under the program, but would ensure that 100 percent of units that participate in the pilot would be affordable to moderate-income households or lower-income households.
2. Require that all residential units are “restricted units” under the definition of restricted units in the Land Use Code: “a unit on a property subject to a recorded agreement with the City of Seattle that limits both the unit's rent or sale price, as applicable, and eligible residents' annual income at a specified percentage of median income. For purposes of each restricted unit, eligible residents shall be a "family" according to 24 CFR Section 5.403 or successor provision, and the family's "annual income" shall be determined according to 24 CFR Section 5.609 or successor provision, unless otherwise approved in writing by the Director of Housing.”

This could require additional staff time at the Office of Housing that is not currently anticipated in the Office of Housing budget.

3. Require participation in the Design Review program and require off-street parking consistent with the City’s regulations. Requiring design review and parking would generally increase the costs of developing these projects, but would provide opportunities for public input into the design of these projects.

4. Apply a lower height limit of 22 feet for projects in Neighborhood Residential (NR) zones that exceed the maximum lot coverage limit. The standard height limit in NR zones is 30 feet.
5. Apply setback requirements, to increase the distance between structures and adjacent NR-zoned properties. Remove the special yard requirements included in CB 120750, and maintain the standard NR zone yard requirements.
6. Apply a maximum facade length limit of 40 feet for portions of structures in NR zones that are within 20 feet of a lot line abutting another NR-zoned lot.
7. Adjust the Floor Area Ratio (FAR) limits in multifamily, commercial zones to equal the FAR limits in SMC 23.45.550.
8. Generally, reduce the maximum additional FAR that could be exempt across all zones, and exempt landmark structures from the FAR limit (up to the exemption limit).
9. Update the findings in Section 1 of the bill to reflect these changes.

Amend the bill by substituting version 3, attached.

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. The City is currently in the process

1 of environmental review for the next major update to the Comprehensive Plan, which must meet
2 the requirements of Chapter 332, Laws of 2023. To inform future implementation of the
3 Comprehensive Plan update, the City has an interest in exploring development pilots to
4 demonstrate development types and partnerships that leverage community assets to provide
5 equitable development that will not contribute to economic and physical displacement of current
6 residents.

7 C. Implementing this pilot program is implementing an affordable housing incentive
8 program under RCW 36.70A.540. The pilot program applies in most zones where residential
9 development is allowed except some highrise zones, historic districts, and industrial areas that
10 allow residential uses. Additional development capacity is available for development utilizing
11 the pilot program in areas with historical racially restrictive covenants or census tracts identified
12 by the Office of Housing for the community preference policy. Increased residential
13 development in the area where the pilot program applies, in addition to supporting housing
14 affordability, will increase housing choices and support development of housing and amenities,
15 consistent with the Comprehensive Plan. The pilot program substantially increases residential
16 development capacity for qualifying development in the areas where it applies. And, the
17 increased residential development capacity provided in the areas where the pilot program applies
18 can be achieved, subject to consideration of other regulatory controls on development.

19 D. After a public hearing, the Council has determined that 80 percent of Area Median
20 Income (AMI) income level for rental and owned housing ~~and 100 percent of AMI income level~~
21 ~~for owned housing set forth in this ordinance will allow for cross-subsidy for units with deeper~~
22 ~~affordability and~~ could allow for development of affordable housing without subsidies and is
23 needed to address local housing market conditions consistent with RCW 36.70A.540(2)(b)(iii).

1 Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal
2 Code as follows:

3 **23.40.090 Connected Community Development Partnership Bonus Pilot Program –**

4 **Purpose**

5 Sections 23.40.091 through 23.40.097 establish the requirements for the Connected Community
6 Development Partnership Bonus Pilot Program. The purpose of the program is to demonstrate
7 the social benefits of equitable development including community-serving uses and housing
8 available to a spectrum of household incomes by setting onsite affordability standards and
9 incentives for development of housing and equitable development uses through partnerships
10 between public, private, and community-based organizations.

11 **23.40.091 Definitions for Sections 23.40.090 through 23.40.097**

12 For the purposes of Sections 23.40.090 through 23.40.097:

13 “Equitable development use” means activities, as determined by rule, where all
14 components and subcomponents of the use provide mitigation against displacement pressure for
15 individuals, households, businesses, or institutions, that comprise a cultural population at risk of
16 displacement. An equitable development use may include, but is not limited to, activities such as
17 gathering space, arts and cultural space, educational programming or classes, child care centers,
18 direct services, job training, or space for other social or civic purposes. Equitable development
19 uses may also include commercial uses including but not limited to commercial kitchens and
20 food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics,
21 office spaces, and retail sales of food and goods.

22 ~~“Owner unit incentive development” means a qualifying development using bonus floor~~
23 ~~area where, as determined by rule, on the date of complete building permit application submittal~~

1 ~~by a qualifying community development organization: (i) some or all of the development site is~~
2 ~~owned by a person or family with an annual income not to exceed 120 percent of area median~~
3 ~~income and who have continually resided in a dwelling unit on the property for the past ten~~
4 ~~years; and (ii) an executed partnership agreement or other binding contractual agreement with a~~
5 ~~qualifying community development organization exists affirming the applicant's obligation to~~
6 ~~provide a dwelling unit on site for the current owner at no cost and prohibiting resale or sublet~~
7 ~~by the owner for at least ten years, except in the event of the owner's death.~~

8 “Qualifying community development organization” means a non-profit organization
9 registered with the Washington Secretary of State, ~~or~~ a public development authority created
10 pursuant to RCW 35.21.730, or a public housing authority created pursuant to RCW 35.82.030
11 that has as its purpose the creation or preservation of affordable ~~state or federally subsidized~~
12 housing, social housing, or affordable commercial space, affordable arts space, community
13 gathering spaces, or equitable development uses. A qualifying community development
14 organization can consist of a partnership among one or more qualifying community development
15 organizations, ~~or~~ one or more qualifying community development organizations and a partnering
16 for-profit development entity, or a partnership or limited liability company of which one or more
17 qualifying community development organizations serve as the controlling general partner or
18 managing member.

19 “Qualifying development” means a development located on site in which a qualifying
20 community development organization has a legally established and ongoing property-related
21 interest on the date of complete building permit application submittal. To have a legally
22 established and ongoing property-related interest, a qualifying community development
23 organization shall: own at least 51 percent of the property, ~~own at least ten percent when a~~

1 ~~partner in an entity provides site control for development; or~~ have a controlling and active
2 management role in a corporation or partnership that owns a property, such as a sole managing
3 member of a limited liability company or sole general partner of a limited partnership; ~~or some~~
4 ~~other beneficial interest, as determined by rule.~~

5 “Social housing” means a residential or mixed-use structure with at least 30 percent of
6 the dwelling units affordable to households with incomes no higher than 80 percent of area
7 median income that is developed, publicly owned, and maintained in perpetuity by a public
8 development authority, the charter for which specifies that its purpose is development of social
9 housing and at a range of affordability levels within the Seattle corporate limits. Social housing
10 is intended to promote social cohesion, sustainability, and social equity through an intentional
11 distribution of units to households with a broad mix of sizes and incomes ranging between zero
12 percent and 120 percent of median income.

13 **23.40.092 Enrollment period, and eligibility requirements, ~~and owner unit incentive~~**
14 **~~development application requirements~~**

15 A. The enrollment period for the Connected Community Development Partnership Bonus
16 Pilot Program expires on the earlier of: when applications meeting the requirements of Sections
17 23.40.090 through 23.40.092 have been submitted for 35 projects; or December 31, 2029.

18 B. To qualify for the Connected Community Development Partnership Bonus Pilot
19 Program, development must meet the following eligibility requirements:

- 20 1. Be a qualifying development;
- 21 2. Be located in a Neighborhood Residential; Multifamily, except Highrise;
- 22 Commercial; or Seattle Mixed zone;

1 3. In commercial zones, have at least 75 percent of gross floor area in residential
2 or equitable development use;

3 4. Not be located in a designated historic district, unless it is an area with historic
4 exclusionary racial covenants; and

5 5. All residential units are restricted units meeting the affordability requirements
6 of subsection 23.42.055.C.

7 ~~Have at least 30 percent of dwelling units and 33 percent of congregate residence~~
8 ~~sleeping rooms, as applicable, as moderate-income units, except that the duration of the recorded~~
9 ~~restrictive housing covenants shall be 75 years; or be social housing.~~

10 ~~C. Applicants with owner unit incentive development shall provide the following~~
11 ~~documentation when submitting a permit application:~~

12 ~~1. An affidavit or other information in a form acceptable to the Director~~
13 ~~confirming that the property is owned by a person or family with an annual income not to exceed~~
14 ~~120 percent of area median income and who have continually resided in a dwelling unit on the~~
15 ~~property for the past ten years; and~~

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

19 **23.40.093 Alternative development standards ~~and exemptions~~**

20 ~~A.~~In lieu of otherwise applicable development standards contained in Chapters 23.44,
21 23.45, 23.47A, and 23.48, a proposed development project that meets the requirements of
22 Section 23.40.092 may elect to meet the alternative development standards, as applicable, of
23 Sections 23.40.094 through 23.40.097. A determination by the Director that development meets

1 the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I
2 decision.

3 ~~B. Exemptions. Eligible projects are exempt from the requirements of Chapter 23.41,
4 Section 23.54.015, Chapter 23.58A, Chapter 23.58B, and Chapter 23.58C.~~

5 **23.40.094 Development otherwise subject to the requirements of Chapter 23.44**

6 A. Development permitted pursuant to Section 23.40.092 may meet the following
7 development standards:

8 1. Except for apartments, the density limit is one dwelling unit per 1,500 square
9 feet of lot area in NR1, NR2, and NR3 zones and one dwelling unit per 1,200 square feet of lot
10 area in RSL zones.

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

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

16 4. In NR1, NR2, and NR3 zones, the maximum height for a proposed
17 development that exceeds the maximum lot coverage limit in subsection 23.44.010.C is 22 feet.

18 The maximum height for all other developments is 30 feet.

19 ~~B. Owner unit incentive development permitted pursuant to Section 23.40.092 may meet~~
20 ~~the following development standards:~~

21 ~~1. The maximum lot coverage is 60 percent of lot area in NR1, NR2, and NR3~~
22 ~~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 Section 23.40.092: apartments, cottage housing development, rowhouse development, townhouse development, and equitable development.

D. Setback and yard requirements. The development must meet the standards in Section 23.44.014 and the following setback standards:

1. No structure shall be closer than 10 feet to a side lot line of an abutting neighborhood residential-zoned lot.

2. No structure shall be closer than 20 feet to a rear lot line of an abutting neighborhood residential-zoned lot.

3. No structure shall be closer than 5 feet to any lot line.

E. Maximum facade length. The maximum combined length of all portions of a facade within 20 feet of a lot line of an abutting neighborhood residential-zoned lot may not exceed 40 feet. Maximum facade length shall be measured as described in Section 23.86.015.

~~D. Yard requirements. No structure shall be closer than 5 feet from any lot line, except that in RSL zones if the rear yard abuts an alley there is no rear yard requirement.~~

23.40.095 Development otherwise subject to the requirements of Chapter 23.45

A. Floor area

1. Development permitted pursuant to Section 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 Section 23.40.092**

	FAR limit	FAR limit in areas with racially restrictive covenants or areas eligible for community preference policy	Maximum additional exempt FAR¹	Maximum additional FAR for owner unit incentive development
LR1	1.6 <u>1.5</u>	1.7	0.5 <u>0.3</u>	0.3
LR2	1.8	1.9	1.0 <u>0.3</u>	0.5
LR3 outside urban centers and urban villages	2.5	2.7	1.0 <u>0.5</u>	0.5
LR3 inside urban centers and urban villages	3.0 <u>3.25</u>	3.3 <u>3.5</u>	1.0 <u>0.5</u>	0.5
MR	5.6 <u>5.0</u>	5.8 <u>5.6</u>	1.0 <u>0.5</u>	0.5

Footnote to Table A for 23.40.095

¹ Gross floor area for uses listed in subsection 23.40.095.A.2 are exempt from FAR calculations up to this amount.

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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;

c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and

1 ~~e-d.~~ Any floor area in a development located within 1/4 mile (1,320 feet)
2 of a transit stop or station served by a frequent transit route as determined pursuant to subsection
3 23.54.015.B.4.

4 3. Split-zoned lots

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

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

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

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

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

16 B. Maximum height

17 1. Development permitted pursuant to Section 23.40.092 is subject to the height
18 limits as shown in Table B for 23.40.095.

Table B for 23.40.095	
Structure height for development permitted pursuant to Section 23.40.092	
Zone	Height limit (in feet)
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65

Table B for 23.40.095 Structure height for development permitted pursuant to Section 23.40.092	
Zone	Height limit (in feet)
MR	95

- 1 2. Split-zoned lots
- 2 a. On lots located in two or more zones, the height limit for the entire lot
- 3 shall be the highest height limit of all zones in which the lot is located, provided that:
- 4 1) At least 65 percent of the total lot area is in the zone with the
- 5 highest height limit;
- 6 2) No portion of the lot is located in an NR1, NR2, or NR3; and
- 7 3) A minimum setback of 10 feet applies for any lot line that abuts
- 8 a lot in an NR1, NR2, or NR3 zone.
- 9 b. For the purposes of this subsection 23.40.095.B, the calculation of the
- 10 percentage of a lot or lots located in two or more zones may include lots that abut and are in the
- 11 same ownership at the time of the permit application.
- 12 C. Maximum density. Development permitted pursuant to Section 23.40.092 is not
- 13 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

16 1. The applicable height limit for development permitted pursuant to Section

17 23.40.092 in NC zones and C zones as designated on the Official Land Use Map, Chapter 23.32

18 is increased as shown in Table A for 23.40.096.

Table A for 23.40.096 Additional height for development permitted pursuant to Section 23.40.092	
Mapped height limit (in feet)	Height limit (in feet)
30	55

Table A for 23.40.096
Additional height for development permitted pursuant to Section 23.40.092

Mapped height limit (in feet)	Height limit (in feet)
40	75
55	85
65	95
75	95
85	145
95	145

1 2. Split-zoned lots

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

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

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

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

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

13 B. Floor area

14 1. Development permitted pursuant to Section 23.40.092 is subject to the FAR
15 limits as shown in Table B for 23.40.096.

Table B for 23.40.096
FAR limits for development in C and NC zones permitted pursuant to Section 23.40.092

Mapped height limit (in feet)	FAR limit	FAR limit in Areas with Racially Restrictive Covenants or Areas Eligible for Community Preference Policy	Maximum additional exempt FAR ¹	Maximum additional FAR for owner unit incentive development
30	3.00	3.25	0.5	0.5
40	3.75	4.00 <u>4.5</u>	1.0 <u>0.5</u>	0.5
55	4.75	5.00 <u>5.25</u>	1.0 <u>0.5</u>	0.5
65	4.50 <u>5.25</u>	5.75	1.0 <u>0.5</u>	0.5
75	5.50	6.00 <u>5.75</u>	1.0 <u>0.5</u>	0.5
85	7.25 <u>6.25</u>	7.50 <u>7.00</u>	2.0 <u>1.0</u>	0.5
95	7.50 <u>6.50</u>	7.75 <u>7.00</u>	2.0 <u>1.0</u>	0.5

Footnote to Table B for 23.40.096

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

- 1 2. In addition to the FAR exemptions in subsection 23.47A.013.B, an additional
- 2 FAR exemption up to the total amount specified in Table B for 23.40.096 is allowed for any
- 3 combination of the following floor area:
- 4 a. Floor area in units with two or more bedrooms and a minimum net unit
- 5 area of 850 square feet;
- 6 b. Floor area in equitable development use;
- 7 c. Floor area in a structure designated as a Landmark pursuant to Chapter
- 8 25.12; and
- 9 e.-d. Any floor area in a development located within 1/4 mile (1,320 feet)
- 10 of a transit stop or station served by a frequent transit route as determined pursuant to subsection
- 11 23.54.015.B.4.
- 12 3. Split-zoned lots

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

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

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

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

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

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

15 **23.40.097 Development otherwise subject to the requirements of Chapter 23.48**

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

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

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

21 3. Split-zoned lots

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

1 ~~B. A process and criteria for verifying that an application utilizing the owner unit~~
2 ~~incentive includes an owner and agreement meeting the requirements of this ordinance.~~

3 C.B. A regulatory definition of “equitable development use” and a process and criteria
4 for ensuring that an equitable development use will continue to occupy leasable space for the life
5 of a development.

6 Section 4. By June 30, 2030, the Council, in consultation with the Planning Commission,
7 will evaluate the pilot to assess its effectiveness in achieving the following objectives:

8 A. Providing affordable workforce housing for communities and households that are cost-
9 burdened;

10 B. Providing neighborhood-serving equitable development uses;

11 C. Forestalling or preventing economic and physical displacement of current residents;

12 and

13 D. Demonstrating a variety of missing middle housing types that are affordable to
14 households with a range of household incomes.

1 Section 5. Section 2 of this ordinance shall take effect on June 30, 2024.

2 Section 6. This ordinance shall take effect as provided by Seattle Municipal Code

3 Sections 1.04.020 and 1.04.070.

4 Passed by the City Council the _____ day of _____, 2024,

5 and signed by me in open session in authentication of its passage this _____ day of

6 _____, 2024.

7 _____

8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this _____ day of _____, 2024.

10 _____

11 Bruce A. Harrell, Mayor

12 Filed by me this _____ day of _____, 2024.

13 _____

14 Scheereen Dedman, City Clerk

15 (Seal)

16 Attachments: