



CITY OF SEATTLE

City Council

Agenda

Monday, October 4, 2021

2:00 PM

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
Seattle Channel online.

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

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CITY OF SEATTLE

City Council Agenda

October 4, 2021 - 2:00 PM

Meeting Location:

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Committee Website:

<http://www.seattle.gov/council>

In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. 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.

Submit written comments to all Councilmembers at Council@seattle.gov

Sign-up to provide Public Comment at the meeting at

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

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

D. APPROVAL OF THE JOURNAL

[Min 348](#) September 20, 2021

Attachments: [Minutes](#)

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 320](#) October 4, 2021

Attachments: [Introduction and Referral Calendar](#)

F. APPROVAL OF THE AGENDA**G. PUBLIC COMMENT**

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. 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.

H. PAYMENT OF BILLS

These are the only Bills which the City Charter allows to be introduced and passed at the same meeting.

[CB 120185](#) AN ORDINANCE appropriating money to pay certain audited claims for the week of September 20, 2021 through September 24, 2021 and ordering the payment thereof.

I. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

CITY COUNCIL:

1. [CB 120182](#) AN ORDINANCE relating to the Tenant Relocation Assistance Ordinance; clarifying that a tenant relocation license is required before the removal of a rent or income restriction; and amending Sections 22.210.020, 22.210.030, 22.210.040, 22.210.050, 22.210.070, 22.210.080, 22.210.090, 22.210.100, 22.210.110, 22.210.120, 22.210.130, 22.210.136, 22.210.140, and 22.210.160 of the Seattle Municipal Code.

Supporting Documents:

[Summary and Fiscal Note](#)
[Director's Report](#)
[Central Staff Memo](#)

2. [Res 32021](#) A RESOLUTION declaring that the investigation, arrest, and prosecution of anyone engaging in entheogen-related activities should be among The City of Seattle's lowest law enforcement priorities and stating the Council's support for full decriminalization of these activities.

Supporting Documents:

[Summary and Fiscal Note](#)
[Proposed Substitute](#)

3. [Res 32020](#) A RESOLUTION setting the public hearing on the petition of Grand Street Commons LLC for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to The City of Seattle in the block bounded by 23rd Avenue South, South Grand Street, 22nd Avenue South, and South Holgate Street in the North Rainier/Mt. Baker Hub Urban Village area of Seattle, according to Chapter 35.79 of the Revised Code of Washington, Chapter 15.62 of the Seattle Municipal Code, and Clerk File 314459.

Supporting Documents:

[Summary and Fiscal Note](#)
[Summary Att A – Grand Street Commons Alley Vacation Map](#)

4. [Appt 02047](#) Reappointment of David A. Goldberg as member, Seattle Planning Commission, for a term to April 15, 2024.

Attachments: [Appointment Packet](#)

5. [Appt 02048](#) Reappointment of Patience Manzezulu Malaba as member, Seattle Planning Commission, for a term to April 15, 2024.

Attachments: [Appointment Packet](#)

6. [Appt 02049](#) Reappointment of Julio A. Sanchez as member, Seattle Planning Commission, for a term to April 15, 2024.

Attachments: [Appointment Packet](#)

7. [Appt 02050](#) Reappointment of Rose Lew Tsai-Le Whitson as member, Seattle Planning Commission, for a term to April 15, 2024.

Attachments: [Appointment Packet](#)

8. [Appt 02053](#) Reappointment of Richard E. Mohler as member, Seattle Planning Commission, for a term to April 15, 2024.

Attachments: [Appointment Packet](#)

9. [Appt 02051](#) Appointment of Mariko Park as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2021.

Attachments: [Appointment Packet](#)

10. [Appt 02052](#) Appointment of Elliot H. Sun as member, Seattle Chinatown International District Preservation and Development Authority Governing Council, for a term to December 31, 2023.

Attachments: [Appointment Packet](#)

LAND USE AND NEIGHBORHOODS COMMITTEE:

11. [CB 120181](#) AN ORDINANCE amending Section 23.58A.044 of the Seattle Municipal Code to facilitate the transfer of development rights from Pierce and Snohomish Counties to Seattle.

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Strauss, Mosqueda, Juarez, Lewis, Pedersen

Opposed: None

Supporting

Documents: [Summary and Fiscal Note](#)

12. [CB 120155](#) AN ORDINANCE relating to land use and zoning; amending the Comprehensive Plan to change the name of Single Family areas to Neighborhood Residential areas as part of the 2020-2021 Comprehensive Plan amendment process.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 5 - Strauss, Mosqueda, Juarez, Lewis, Pedersen

Opposed: None

Attachments: [Att 1 - Amendments to the Land Use Element](#)
[Att 2 - Amendments to the Housing Element](#)
[Att 3 - Amendments to the Parks and Open Space Element](#)
[Att 4 - Amendments to Neighborhood Plans v2](#)
[Att 5 - Amendments to the Housing Appendix](#)
[Att 6 - Amendments to the Future Land Use Map](#)

Supporting Documents: [Summary and Fiscal Note](#)

13. [CB 120154](#) AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2021 Comprehensive Plan annual amendment process.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 5 - Strauss, Mosqueda, Juarez, Lewis, Pedersen

Opposed: None

Attachments: [Att 1 - University District Urban Center FLUM Amendment](#)
[Att 2 - 130th Street Station Area FLUM Amendment](#)
[Att 3 - Comprehensive Plan Text Amendments v2](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Director's Report](#)

14. [CB 120149](#) AN ORDINANCE relating to land use and zoning; amending maximum size of use limits and minimum parking requirements for indoor sports and recreation uses; amending Sections 23.50.027 and 23.54.015 of the Seattle Municipal Code.

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 4 - Strauss, Juarez, Lewis, Pedersen

Opposed: None

Supporting Documents:

[Summary and Fiscal Note](#)

[Director's Report](#)

J. ADOPTION OF OTHER RESOLUTIONS

K. OTHER BUSINESS

L. ADJOURNMENT



Legislation Text

File #: Min 348, **Version:** 1

September 20, 2021

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Monday, September 20, 2021

2:00 PM

Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
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City Council

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.

A. CALL TO ORDER

The City Council of The City of Seattle met remotely pursuant to Washington State Governor's Proclamation 20-28.15, and guidance provided by the Attorney General's Office, on September 20, 2021, pursuant to the provisions of the City Charter. The meeting was called to order at 2:09 p.m., with Council President González presiding.

B. ROLL CALL

Present: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

C. PRESENTATIONS

Councilmember González, presented a Proclamation declaring September as Childhood Cancer Awareness Month. By unanimous consent, the Council Rules were suspended to allow Councilmember González to present the Proclamation and to allow Dr. Amy Firestein to address the Council.

Councilmember Pedersen introduced Lenny Wilkens, who is being recognized with an honorary street designation "Lenny Wilkens Way," as provided in Resolution 32019. By unanimous consent, the Council Rules were suspended to allow Mr. Wilkins to address the Council.

D. APPROVAL OF THE JOURNAL

[Min 347](#)

September 13, 2021

Motion was made, duly seconded and carried, to adopt the proposed Minutes by the following vote, and the President signed the Minutes:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

[IRC 318](#) **September 20, 2021**

Motion was made, duly seconded and carried, to adopt the proposed Introduction and Referral Calendar (IRC) by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

F. APPROVAL OF THE AGENDA

Motion was made, duly seconded and carried, to adopt the proposed Agenda.

G. PUBLIC COMMENT

By unanimous consent, the Council Rules were suspended to provide a 60 minute Public Comment period.

The following individuals addressed the Council:

Howard Gale
Nshan Burns
Daniel Kavanaugh
Jonah Silverstein
Peter Condit
Manmit Singh
Shelby Handler
Samia Saliba
Nevet Basker
Maxima Patashnik
Jeremy Voss
Clara Prizont
Dante Meola
Amanda Farman
Alycia Lewis
Blythe Serrano
Aisha Mansour
Margot Stewart
Sonja Ponath
Henry Luke
Miri Cypred
Carolyn Hathaway
Kimberly Nesta
Eliana Horn
Nikhil Lonberg
Stefanie Fox
Percell Johnson
Benjamin Danielson
Abby Brook
Tzur Shupack
Nina Kranzdorf
Tamar Wilson
Susan Koppelman
Deborah Massachi
George Northcroft
Kelly Johnson
Shani Zuniga
Cynthia Harper

Cricket Keating
Jade Jost
Linda Seltzer
Randy Kessler
Shamir Tanna
Randy Wilkens
Melvin Pender

H. PUBLIC HEARING

[CB 120157](#) **AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying affordability requirements adopted in Ordinance 126384; and amending Section 23.42.055 of the Seattle Municipal Code and Section 10 of Ordinance 126384.**

A Public Hearing was held.

I. PAYMENT OF BILLS

[CB 120179](#) **AN ORDINANCE appropriating money to pay certain audited claims for the week of September 6, 2021 through September 10, 2021 and ordering the payment thereof.**

Motion was made and duly seconded to pass Council Bill 120179.

The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

J. COMMITTEE REPORTS

CITY COUNCIL:

1. [Appt 02034](#) **Appointment of Marques J. Gittens as member, Families, Education, Preschool and Promise Levy Oversight Committee, for a term to December 31, 2022.**

Motion was made and duly seconded to confirm Appointment 02034.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

GOVERNANCE AND EDUCATION COMMITTEE:

2. [Appt 02033](#) **Reappointment of David G. Jones as City Auditor, for a term to December 13, 2025.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - González , Juarez, Mosqueda, Sawant, Strauss

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

The Oath of Office was administered to David G. Jones by Monica Martinez Simmons, City Clerk, and then Mr. Jones provided brief remarks to the Council.

3. [CB 120172](#) **AN ORDINANCE relating to City employment, commonly referred to as the Third Quarter 2021 Employment Ordinance; returning positions to the civil service system; and amending classification titles.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - González , Juarez, Mosqueda, Sawant, Strauss

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

PUBLIC SAFETY AND HUMAN SERVICES COMMITTEE:

4. [CB 120142](#) **AN ORDINANCE relating to the Seattle Police Department; prohibiting training, exchanges, and partnerships with certain governments; and adding a new Section 3.28.141 to the Seattle Municipal Code.**

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 3 - Herbold, Morales, Sawant

Opposed: None

Abstain: 2 - González , Lewis

ACTION 1:

Motion was made by Councilmember Sawant and duly seconded, to amend Council Bill 120142, Section 1, Seattle Municipal Code Section 3.28.141.B, as shown in the underlined and strike through language below:

3.28.141 Training with certain countries prohibited

The Seattle Police Department (SPD) shall not participate in any training programs, exchanges, or partnerships with the military forces of any country, or the police forces, intelligence agencies, security services, or other armed forces of any country, or engage in travel to any foreign country or territory for the purpose of training with a foreign military. SPD shall not participate in any training programs, exchanges, or partnerships with the police forces, intelligence agencies or security services of any country or engage in travel to any foreign country or territory:

A. That is not party to the International Covenant on Civil & Political Rights and the International Covenant on Economic Social & Cultural Rights; or

B. That within the country or territory's boundaries, or within territories that the country occupies or effectively controls, exists a situation under ~~non-preliminary~~ investigation by the International Criminal Court; or an actor against which that Court has found a violation in the last ten years.

The Motion passed by the following vote:

In Favor: 5 - González, Herbold, Morales, Mosqueda, Sawant

Opposed: 4 - Juarez, Lewis, Pedersen, Strauss

ACTION 2:

Motion was made by Councilmember Sawant and duly seconded, to amend Council Bill 120142, Section 1, Seattle Municipal Code Section 3.28.141.B, as shown in the underlined language below:

3.28.141 Training with certain countries prohibited

The Seattle Police Department (SPD) shall not participate in any training programs, exchanges, or partnerships with the military forces of any country, or engage in travel to any foreign country or territory for the purpose of training with a foreign military. SPD shall not participate in any training programs, exchanges, or partnerships with the police forces, intelligence agencies or security services of any country or engage in travel to any foreign country or territory:

A. That is not party to the International Covenant on Civil & Political Rights and the International Covenant on Economic Social & Cultural Rights; or

B. That within the country or territory's boundaries exists: a situation under non-preliminary investigation by the International Criminal Court; or an actor against which that Court has found a violation in the last ten years.

SPD is not prohibited from providing executive protection to City elected officials on an official trip to a country meeting either or both exclusion criteria in subsections 3.28.141.A and 3.28.141.B.

ACTION 3:

By unanimous consent, Council Rule III.A.8, relating to amendments presented to the City Council at least two hours before the meeting, was suspended to allow consideration of an amendment.

ACTION 4:

By unanimous consent, the Council Rules were suspended to allow Aly Pennucci and Ann Gorman from Council Central Staff to address the Council.

ACTION 5:

Motion was made by Councilmember Strauss and duly seconded, to further amend the proposed Amendment 2 in Action 2, as shown in the underlined and strike through language below:

3.28.141 Training with certain countries prohibited

The Seattle Police Department (SPD) shall not participate in any training programs, exchanges, or partnerships with the military forces of any country, or engage in travel to any foreign country or territory for the purpose of training with a foreign military. SPD shall not participate in any training programs, exchanges, or partnerships with the police forces, intelligence agencies or security services of any country or engage in travel to any foreign country or territory:-

~~A. That is not party to the International Covenant on Civil & Political Rights and the International Covenant on Economic Social & Cultural Rights; or~~
~~B. That within the country or territory's boundaries exists a situation under non-preliminary investigation by the International Criminal Court; or an actor against which that Court has found a violation in the last ten years.~~
SPD is not prohibited from providing executive protection to City elected officials on an official trip to any country.

The Motion failed by the following vote:

In Favor: 4 - Morales, Mosqueda, Pedersen, Strauss

Opposed: 5 - González, Herbold, Juarez, Lewis, Sawant

ACTION 6:

The Amendment in Action 2 was restated and unanimously passed.

ACTION 7:

Motion was made by Councilmember Sawant and duly seconded, to amend Council Bill 120142, Section 1, Seattle Municipal Code Section 3.28.141.A, as shown in the underlined language below:

3.28.141 Training with certain countries prohibited

The Seattle Police Department (SPD) shall not participate in any training programs, exchanges, or partnerships with the military forces of any

country, or the police forces, intelligence agencies, security services, or other armed forces of any country, or engage in travel to any foreign country or territory for the purpose of training with a foreign military. SPD shall not participate in any training programs, exchanges, or partnerships with the police forces, intelligence agencies or security services of any country or engage in travel to any foreign country or territory:

A. That is not party to the International Covenant on Civil & Political Rights and the International Covenant on Economic Social & Cultural Rights and the International Criminal Court Statute, also known as the Rome Statute;
or

The Motion failed by the following vote:

In Favor: 3 - Morales, Mosqueda, Sawant

Opposed: 6 - González, Herbold, Juarez, Lewis, Pedersen, Strauss

ACTION 8:

Motion was made and duly seconded to pass Council Bill 120142 as amended.

The Motion failed, and the Council Bill (CB) was not passed by the following vote:

In Favor: 4 - Herbold, Morales, Mosqueda, Sawant

Opposed: 5 - González , Juarez, Lewis, Pedersen, Strauss

TRANSPORTATION AND UTILITIES COMMITTEE:

5. [Res 32019](#) **A RESOLUTION providing an honorary designation of Thomas St between 1st Ave N and 2nd Ave N as “Lenny Wilkens Way.”**

The Committee recommends that City Council adopt the Resolution (Res).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales

Opposed: None

The Resolution (Res) was adopted by the following vote, and the President signed the Resolution (Res):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

6. [CB 120160](#) **AN ORDINANCE relating to the City Light Department; adding a new section to Chapter 21.49 of the Seattle Municipal Code to establish the Renewable Plus Program; authorizing the City Light Department to implement and execute customer participation agreements; amending Seattle Municipal Code subsection 21.49.130.B to authorize the City Light Department to execute, implement, and administer contracts for the acquisition of eligible renewable energy resources, together with any necessary or convenient transmission, integration, or ancillary services related to such renewable energy.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda,
Pedersen, Sawant, Strauss

Opposed: None

7. [CB 120170](#) **AN ORDINANCE relating to the City Light Department; authorizing the General Manager and Chief Executive Officer of City Light to establish and fund an early action Skagit Habitat Enhancement Program in anticipation of new Skagit River Hydroelectric Project license conditions to implement meaningful habitat and watershed improvements in the Skagit River watershed for Endangered Species Act listed species; authorizing the execution of necessary and convenient agreements to implement the early action habitat and watershed improvements in the Skagit River watershed; and ratifying and confirming certain prior acts.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda,
Pedersen, Sawant, Strauss

Opposed: None

8. [CB 120174](#) **AN ORDINANCE granting permission to the Board of Regents of the University of Washington to continue to operate and maintain an existing underground pedestrian concourse tunnel under and across 6th Avenue, north of University Street; repealing Section 8 of Ordinance 123793; and providing for acceptance of the permit and conditions.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

9. [CB 120161](#) **AN ORDINANCE relating to Seattle Public Utilities; updating water regulations to conform to current standards; making technical corrections; and amending Section 21.04.480 of the Seattle Municipal Code.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

10. [CB 120175](#) **AN ORDINANCE authorizing Seattle Public Utilities to execute agreements under RCW 70A.140.040 for projects and programs that prevent water pollution using green stormwater infrastructure and other nature-based approaches.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales
Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda,
Pedersen, Sawant, Strauss

Opposed: None

11. [CB 120171](#) **AN ORDINANCE relating to surveillance technology implementation; authorizing approval of uses and accepting surveillance impact reports for the Seattle Fire Department's use of Emergency Scene Cameras and Hazardous Materials Cameras.**

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 5 - Pedersen, Strauss, González , Herbold, Morales
Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda,
Pedersen, Sawant, Strauss

Opposed: None

FINANCE AND HOUSING COMMITTEE:

12. [CB 120156](#) **AN ORDINANCE relating to the Multifamily Housing Property Tax Exemption Program; amending Sections 5.73.010, 5.73.020, 5.73.040, 5.73.090, 5.73.100, 5.73.105, and 5.73.110 of the Seattle Municipal Code to allow extended property tax exemptions under certain conditions; to allow exemptions for up to 20 years for permanently affordable homeownership; to add reporting requirements for permanently affordable homeownership; and to make technical changes, consistent with chapter 84.14 of the Revised Code of Washington as amended.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Mosqueda, Herbold, González , Lewis, Strauss
Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

13. [Res 32017](#) **A RESOLUTION calling for research, engagement and presentation of information to the Mayor and City Council on the Multifamily Tax Exemption (MFTE) program prior to considering renewal of the program in 2023.**

The Committee recommends that City Council adopt as amended the Resolution (Res).

In Favor: 5 - Mosqueda, Herbold, González , Lewis, Strauss
Opposed: None

The Resolution (Res) was adopted by the following vote, and the President signed the Resolution (Res):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

PUBLIC ASSETS AND NATIVE COMMUNITIES COMMITTEE:

14. [CB 120163](#) **AN ORDINANCE relating to City of Seattle right-of-way along the Central Waterfront; designating portions of Alaskan Way, Elliot Way, Railroad Way, and Union Street as park boulevards; repealing Ordinance 102696; authorizing the transfer of jurisdiction over portions of those right-of-way from the Seattle Department of Transportation to the Seattle Department of Parks and Recreation; and amending Appendices I and to II to Ordinance 117569 and Title 15 of the Seattle Municipal Code, and Section 11.16.125 of the Seattle Municipal Code.**

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 3 - Juarez, Herbold, Sawant

Opposed: None

Absent(NV): 1 - Pedersen

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

15. [Appt 02024](#) **Reappointment of N. Iris Friday as member, Seattle Indian Services Commission, for a term to October 31, 2022.**

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Juarez, Pedersen, Herbold, Sawant

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

16. [Appt 02025](#) Reappointment of Colleen Echohawk-Hayashi as member, Seattle Indian Services Commission, for a term to December 31, 2024.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 4 - Juarez, Pedersen, Herbold, Sawant

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

K. ADOPTION OF OTHER RESOLUTIONS

There were none.

L. OTHER BUSINESS

There was none.

M. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 6:07 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on October 4, 2021.

M. Lorena González, Council President of the City Council

Monica Martinez Simmons, City Clerk



Legislation Text

File #: IRC 320, **Version:** 1

October 4, 2021



Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<u>By: Mosqueda</u>		
1. CB 120185	AN ORDINANCE appropriating money to pay certain audited claims for the week of September 20, 2021 through September 24, 2021 and ordering the payment thereof.	City Council
<u>By: González</u>		
2. CB 120186	AN ORDINANCE relating to City employment; authorizing the execution of agreements between The City of Seattle and certain City unions; authorizing compensation for certain City employees not covered by a collective bargaining agreement; and ratifying and confirming certain prior acts.	City Council



Legislation Text

File #: CB 120185, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE appropriating money to pay certain audited claims for the week of September 20, 2021 through September 24, 2021 and ordering the payment thereof.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$23,643,215.41 on PeopleSoft 9.2 mechanical warrants numbered 4100497347- 4100500905 plus manual or cancellation issues for claims, E-Payables of \$55,386.07 on PeopleSoft 9.2 9100010212- 9100010265 and Electronic Financial Transactions (EFT) in the amount of \$45,901,134.72 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 4th day of October 2021 and signed by me in open session in authentication of its passage this 4th day of October 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)



Legislation Text

File #: CB 120182, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Tenant Relocation Assistance Ordinance; clarifying that a tenant relocation license is required before the removal of a rent or income restriction; and amending Sections 22.210.020, 22.210.030, 22.210.040, 22.210.050, 22.210.070, 22.210.080, 22.210.090, 22.210.100, 22.210.110, 22.210.120, 22.210.130, 22.210.136, 22.210.140, and 22.210.160 of the Seattle Municipal Code.

WHEREAS, The City of Seattle and other government and non-profit organizations provide funding and incentives for rent- and income-restricted housing which ensure housing stability for vulnerable low-income households; and

WHEREAS, in September 2018, the Seattle Women’s Commission and the King County Bar Association jointly published *Losing Home: The Human Cost of Eviction in Seattle*, finding that households who are evicted face material hardships that make it more difficult to secure safe and affordable housing and that the most disadvantaged groups face the highest likelihood of displacement; and

WHEREAS, the tax exemption and other federally assisted government programs set aside units within eligible properties to provide affordable rents to families with slightly higher incomes, typically between 60 percent to 90 percent of area median income (AMI) with some properties serving tenants earning 50 percent of AMI; and

WHEREAS, even for rent restricted units at 50 percent of AMI, rent can be unaffordable for tenants receiving social benefits such as supplemental security income; and

WHEREAS, tenants living in income restricted units are already extremely rent burdened; and

WHEREAS, over the past decade the average Seattle metro area rent has increased 91.8 percent according to

data from the U.S. Census Bureau and the Department of Housing and Urban Development; and
WHEREAS, rent and income restrictions moderate rent increases that would otherwise be experienced in
Seattle's high-cost housing market; and

WHEREAS, finding replacement housing in Seattle's rental market is difficult and costly; and

WHEREAS, when rent or income restrictions end, including those required in exchange for generous property
tax exemptions, low-income households face risk of displacement, homelessness, and associated
relocation costs due to limited notice and resources; and

WHEREAS, the Seattle City Council seeks to protect vulnerable low-income tenants by providing relocation
assistance benefits to find safe and secure housing; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.210.020 of the Seattle Municipal Code, enacted by Ordinance 115141, is amended
as follows:

22.210.020 Findings and purpose((-))

A. Findings

1. The City of Seattle is experiencing a rapid rate of development that has reduced and continues
to reduce the supply of rental housing available to low-and moderate-income tenants and has reduced the
supply of rental housing affordable to such tenants.

2. The development and real estate market in Seattle has not been able to replace low-income
units lost due to demolition, change of use, substantial rehabilitation, and removal of ~~((use))~~ rent or income
restrictions from assisted housing, making it more difficult and more costly for low-income persons who are
displaced by demolition, change of use, substantial rehabilitation, or removal of ~~((use restrictions from assisted~~
~~housing))~~ rent or income restrictions to locate affordable substitute rental housing.

3. Rents in Seattle have been increasing rapidly and vacancies in rental housing are at low levels,
making it increasingly difficult for tenants, especially those with low incomes, to locate affordable rental

housing.

4. Pursuant to the public hearing held on June 7, 1990, the City Council finds that costs incurred by tenants to relocate within Seattle include actual physical moving costs, advance payments, utility fees, security and damage deposits and anticipated additional rent and utility costs, which, on average, equal or exceed \$2,000 per tenant household.

5. The State of Washington has adopted legislation authorizing local jurisdictions to require the payment of relocation assistance to low-income tenants who are displaced from dwelling units by housing demolition, change of use, substantial rehabilitation, or removal of ~~((use restrictions from assisted housing))~~ rent or income restrictions.

6. Conditions in the current rental market have created a relocation crisis, because tenants, especially low-income tenants, do not have sufficient time to save money for relocation costs or to find comparable housing when they are evicted as a result of demolition, change of use, substantial rehabilitation, or removal of ~~((use))~~ rent or income restrictions from their dwelling units.

B. Purpose. Based upon the above findings, the purpose of this Chapter 22.210 is to provide relocation assistance to low-income tenants displaced by demolition, substantial rehabilitation, or change of use of residential rental property, or the removal of ~~((use))~~ rent or income restrictions from ~~((assisted))~~ housing developments.

Section 2. Section 22.210.030 of the Seattle Municipal Code, last amended by Ordinance 125901, is amended as follows:

22.210.030 Definitions

Unless the context clearly requires otherwise, the definitions in this Section 22.210.030 apply throughout this Chapter 22.210:

~~((A. "Assisted housing development" means a multifamily residential housing development that either receives or has received government assistance and is defined as federally assisted housing in RCW 59.28.020,~~

~~or that receives or has received other federal, State, or local government assistance and is subject to use restrictions as defined in this Section 22.210.030.))~~

~~((B-))~~ "Change of use" means the conversion of any dwelling unit from a residential use to a nonresidential use that results in the displacement of existing tenants or conversion from residential use to another residential use that requires the displacement of existing tenants, such as a conversion to a retirement home where payment for long-term care is a requirement of tenancy, or conversion to an emergency shelter or transient hotel. For purposes of this Chapter 22.210, "change of use" shall not mean a conversion of a rental dwelling unit to a condominium.

~~((C-))~~ "Demolition" means the destruction of any dwelling unit or the relocation of an existing dwelling unit or units to another site.

~~((D-))~~ "Director" means the Director of the Seattle Department of Construction and Inspections, or the Director's designee.

~~((E-))~~ "Displacement" means, in the case of demolition, substantial rehabilitation, or change of use, ~~((that))~~ when existing tenants must vacate the dwelling unit because of the demolition, substantial rehabilitation, or change of use~~((; in the case of))~~ . "Displacement" also includes when a tenant vacates after notice of the removal of ~~((use restrictions))~~ a rent or income restriction from ~~((an assisted housing development, it means that the nonrestricted rent of a dwelling unit after the removal of use restrictions will exceed by 20 percent or more, exclusive of increases due to operating expenses, the restricted rent of the dwelling unit before the removal of use restrictions))~~ a dwelling unit. For purposes of this Chapter 22.210, "displacement" shall not include the permanent relocation of a tenant from one dwelling unit to another dwelling unit in the same building with the tenant's consent or the temporary relocation of a tenant for less than 72 hours.

~~((F-))~~ "Dwelling unit" means a structure or that part of a structure used as a home, residence, or sleeping place by one person or by two or more persons maintaining a common household, including but not limited to single-family residences and units of multiplexes, apartment buildings, and mobile homes.

~~((G.))~~ "Low income" means total combined income per dwelling unit is at or below 50 percent of the median income, adjusted for family size, in King County, Washington.

~~((H.))~~ "Major educational institution" means an educational institution which is designated as a "major institution" in Section 23.84A.025 ~~((of the Seattle Municipal Code, or any amendments thereto))~~ .

~~((I.))~~ "Master use permit" means the document issued by the Seattle Department of Construction and Inspections that records all land use decisions made by the Seattle Department of Construction and Inspections.

~~((J.))~~ "Owner" means one or more persons, jointly or severally, in whom is vested:

1. All or any part of the legal title to property; or
2. All or part of the beneficial ownership, and a right to present use and enjoyment of the property.

~~((K.))~~ "Rent" has the meaning given in chapter 59.18 RCW.

"Rent or income restrictions" means any federal, State, or local regulation, ordinance, agreement, or contract that, as a condition of receipt of any assistance or incentive, including an operating subsidy, rental subsidy, property tax exemption, development agreement, zoning-related benefit, modification of development standards, mortgage subsidy, mortgage insurance, tax-exempt financing, or low-income housing tax credits, establishes a maximum limit on tenant income as a condition of eligibility for occupancy of a unit, imposes any restrictions on the maximum rent that may be charged for a unit, or requires review of rent for a unit by a governmental body or agency before the rent is implemented or changed.

~~((L.))~~ "Rental agreement" means all oral or written agreements that establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit. For purposes of this Chapter 22.210, "rental agreement" shall not include any agreement relating to the purchase, sale, or transfer of ownership of a dwelling unit.

~~((M.))~~ "Substantial rehabilitation" means extensive structural repair or extensive remodeling that requires displacement of a tenant and either requires a building, electrical, plumbing, or mechanical permit, or

is valued at \$6,000 or more for any tenant's dwelling unit.

~~((N.))~~ "Tenant" means any person who is entitled to occupy a dwelling unit primarily for living or dwelling purposes under a rental agreement and includes those persons who are considered to be tenants under the State Residential Landlord-Tenant Act, chapter 59.18 RCW and those tenants whose living arrangements are exempted from the State Residential Landlord-Tenant Act under RCW 59.18.040(3) if their living arrangement is considered to be a rental or lease pursuant to RCW 67.28.180(1). For purposes of this Chapter 22.210, "tenant" shall not include the owner of a dwelling unit or members of the owner's immediate family.

~~((O. "Use restriction" means any Federal, State, or local statute, regulation, ordinance, or contract that, as a condition of receipt of any housing assistance, including an operating subsidy, rental subsidy, mortgage subsidy, mortgage insurance, tax-exempt financing, or low-income housing tax credits by an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy of the units within an assisted housing development; imposes any restrictions on the maximum rents that may be charged for any of the units within the assisted housing development; or requires that rents for the units within an assisted housing development be reviewed by any governmental body or agency before the rents are implemented or changed.))~~

Section 3. Section 22.210.040 of the Seattle Municipal Code, last amended by Ordinance 117094, is amended as follows:

22.210.040 Application of chapter~~((:))~~

This ~~((chapter))~~ Chapter 22.210 shall apply to displacement caused by demolition, change of use, substantial rehabilitation, or removal of ~~((use restrictions))~~ rent or income restrictions from any dwelling unit in ~~((The City of))~~ Seattle, with the exception of ~~((displacements))~~ displacement from the following:

A. Any dwelling unit demolished or vacated because of damage caused by an event beyond the owner's control, including that caused by fire, civil commotion, malicious mischief, vandalism, tenant waste, natural disaster, or other destruction;

B. Any dwelling unit ordered vacated or demolished by the Director pursuant to ~~((SMC))~~ Section 22.206.260, because of damage within the owner's control;

~~((C. Any dwelling unit owned by the Seattle Housing Authority;))~~

~~((D.))~~ C. Any dwelling unit being converted from rental housing to a condominium, which conversion is regulated pursuant to ~~((SMC))~~ Chapter 22.903;

~~((E.))~~ D. Any dwelling unit located inside the boundaries of a major educational institution ~~((which))~~ that is owned by the institution and which is occupied by students, faculty, or staff of the institution;

~~((F.))~~ E. Any dwelling unit located in a mobile home park, unless such unit is rented by the occupant thereof from the owner or operator of the mobile home park;

~~((G.))~~ F. Any dwelling unit for which relocation assistance is required to be paid to the tenants pursuant to state, federal, or other law~~(())~~, unless such law requires application of Chapter 22.210;

~~((H.))~~ G. Any dwelling unit for which the Seattle School District is providing relocation assistance according to a plan that the Director has approved as providing substantially equal or greater benefits to dislocated tenants than the benefits required pursuant to this ~~((chapter.))~~ Chapter 22.210;

~~((I.))~~ H. Any dwelling unit operated as emergency or temporary shelter for homeless persons (whether or not such persons have assigned rooms or beds, and regardless of duration of stay for any occupant) by a nonprofit organization or public agency owning, leasing, or managing such dwelling unit.

Section 4. Section 22.210.050 of the Seattle Municipal Code, enacted by Ordinance 115141, is amended as follows:

22.210.050 Tenant relocation license-Required~~(())~~

Prior to the demolition, change of use, or substantial rehabilitation of any dwelling unit, and prior to the removal of ~~((use restrictions))~~ rent or income restrictions from any dwelling unit which results in the displacement of a tenant, an owner must obtain a tenant relocation license. The Director shall not issue any permit for the demolition, change of use, or substantial rehabilitation of any dwelling unit until the owner has

obtained a tenant relocation license. In the case of the removal of rent or income restrictions, an owner may not increase the rent prior to obtaining a tenant relocation license.

Section 5. Section 22.210.070 of the Seattle Municipal Code, enacted by Ordinance 115141, is amended as follows:

22.210.070 Tenant relocation license-Application((,-))

Prior to or at the time of application for a master use permit necessary for the demolition, change of use, or substantial rehabilitation of any dwelling unit, or if no master use permit is required, prior to or at the time of application for any building permit necessary for the demolition, change of use, or substantial rehabilitation of any dwelling unit; or prior to a change of use ~~((which))~~ that does not require a master use permit; ~~((or removal of use restrictions from any dwelling unit which will result in the displacement of a tenant, the owner must submit to the Director a tenant relocation license application on a form established by the Director.))~~ or no earlier than ten months but no less than six months prior to the removal of a rent or income restriction; that will result in the displacement of the tenant, the owner must submit to the Director a tenant relocation license application on a form established by the Director. ~~((The application))~~ Applications for tenant relocation shall include:

A. A statement certifying the number of dwelling units to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions will be removed; and

B. A list containing the name, mailing address, email address, and phone number, if available, of each tenant residing in such dwelling units as of the earliest date of ~~((the date of the earlier of))~~:

1. The application for the tenant relocation license;
2. The application for the master use permit; or
3. The application for the building permit.

Section 6. Section 22.210.080 of the Seattle Municipal Code, enacted by Ordinance 115141, is amended as follows:

22.210.080 Tenant relocation information packets((-))

A. At the time of submission of the tenant relocation license application, the owner shall obtain from the Director one ~~((+))~~ tenant relocation packet for each dwelling unit for which demolition, change of use, substantial rehabilitation, or removal of ~~((use))~~ rent or income restrictions is to occur. The tenant relocation information packet shall contain the following:

1. A relocation assistance certification form with instructions for its submission to the Director;
2. A description of the potential relocation benefits available to eligible tenants; and
3. An explanation of the tenants' rights to remain in possession unless evicted for cause as provided in ~~((Section 22.206.160 C, excluding subsections C1d and C1e, of the Seattle Municipal Code (Just Cause Eviction Ordinance)))~~ Section 22.210.140.

B. Within ~~((thirty (30)))~~ 30 days after submission of the tenant relocation license application, the owner shall personally deliver or cause to be personally delivered a tenant relocation information packet to an adult tenant of each dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions are to be removed. ~~((In those cases where))~~ If the tenant moved after the earlier of the owner's application for a tenant relocation license, a master use permit, or a building permit and left the owner no forwarding address, an owner may deliver the tenant relocation information packet by certified mail, return receipt requested and by regular mail addressed to the last known address of the tenant. Except as provided in the preceding sentence, delivery of the packets by depositing them in the United States mail shall not be adequate delivery.

C.

1. The owner shall obtain and submit to the Director a signed delivery receipt from an adult tenant of each affected dwelling unit showing delivery of the tenant relocation information packet.
2. If no adult tenant of a dwelling unit is willing to sign a delivery receipt for the packet, the owner shall deliver the packet and shall submit to the Director a sworn statement describing the date of delivery

of the packet and the time and circumstances of the tenant's refusal to acknowledge receipt.

3. If the tenant refuses to accept the packet or if, after diligent efforts by the owner, the tenant cannot be found for delivery of the packet, the owner shall attach the packet to the door of the dwelling unit and shall mail a copy of the packet both by certified mail, return receipt requested and by regular mail to the last known address or forwarding address of the tenant, and shall submit to the Director a sworn statement describing the date of attempted delivery of the packet, efforts made by the owner to deliver the packet, the time and circumstances of the tenant's absence or refusal to accept delivery, the date and time of attaching the packet to the dwelling unit door, the date of mailing by regular and certified mail, and a copy of the return receipt.

4. The delivery receipts and sworn delivery statements shall be submitted to the Director within ten ~~((10))~~ days of delivery of the last tenant information packet.

D. The owner shall personally deliver or shall cause to be personally delivered, or mailed as provided in subsection 22.210.080.C ~~((of this section))~~, a tenant relocation information packet to any tenant who, after the earlier of the owner's application for a tenant relocation license, master use permit or building permit, moves into a dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions are to be removed; provided, that the owner shall not be required to provide a tenant relocation information packet to any new tenant who is not eligible for relocation assistance under subsection 22.210.100.B ~~((of Section 22.210.100 of this chapter))~~.

Section 7. Section 22.210.090 of the Seattle Municipal Code, last amended by Ordinance 118839, is amended as follows:

22.210.090 Tenant income verification~~((r))~~

A. Within ~~((thirty (30)))~~ 30 days after the date of delivery of the tenant relocation information packet, each tenant of a dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use restrictions))~~ rent or income restrictions are to be removed, shall submit to the Director a signed and

completed relocation assistance certification form certifying the names and addresses of all occupants of the dwelling unit, the total combined annual income of the occupants of the dwelling unit for the previous calendar year, and the total combined income of the occupants for the current calendar year(~~(-1. Provided that,))~~ .

However, a tenant who, with good cause, is unable to return the certification form within ~~((thirty (30)))~~ 30 days may, within ~~((thirty (30)))~~ 30 days after the date of delivery of the tenant relocation information packet, submit to the Director a written request for an extension of time, which details the facts supporting the claim of "good cause." If the request is submitted within the ~~((thirty (30)))~~ 30-day period and the facts constitute good cause in accordance with the rules adopted pursuant to this ~~((chapter))~~ Chapter 22.210, the deadline for submission of the tenant certification form shall be extended ~~((thirty (30)))~~ 30 days. When an extension has been granted, the Director shall notify the tenant and the owner of the extension.

B. Any tenant who fails or refuses to submit the relocation assistance certification form, who refuses to provide information regarding ~~((his or her))~~ the tenant's income within ~~((thirty (30)))~~ 30 days of receipt of the information packet or any extension thereof, or who intentionally misrepresents any material information regarding income or entitlement to relocation benefits shall not be entitled to relocation assistance under this ~~((chapter))~~ Chapter 22.210.

C. If information submitted by a tenant on a relocation assistance certification form is incomplete, is inadequate, or appears to be inaccurate, the Director may require the tenant to submit additional information to establish eligibility for relocation assistance. If the tenant fails or refuses to respond within ~~((fifteen (15)))~~ 15 days to the Director's request for additional information, such tenant shall not be eligible for relocation assistance.

Section 8. Section 22.210.100 of the Seattle Municipal Code, last amended by Ordinance 118839, is amended as follows:

22.210.100 Tenant eligibility for relocation assistance(~~(-))~~)

A. Low-income tenants shall be eligible for relocation assistance if:

1. The tenant resided in a dwelling unit to be demolished, substantially rehabilitated, or changed in use, or from which ~~((use))~~ rent or income restrictions will be removed on the earliest date of ~~((the date of the earlier of))~~:

- a. The owner's application for a tenant relocation license pursuant to this ~~((chapter))~~ Chapter 22.210,
- b. The owner's application for a master use permit pursuant to ~~((SMC))~~ Chapter 23.76, et seq. ~~((which))~~ that is necessary to demolish, substantially rehabilitate, or change the use of ~~((or remove use restrictions from))~~ a dwelling unit, or
- c. The owner's application for a building permit ~~((which))~~ that is necessary to demolish, substantially rehabilitate, or change the use of ~~((or remove use restrictions from))~~ a dwelling unit; or

2. The tenant moved into a dwelling unit after the ~~((earlier))~~ earliest of: the owner's application for a tenant relocation license~~((;))~~; a master use permit necessary for demolition, substantial rehabilitation, or change of use~~((;))~~; ~~((or))~~ notice of removal of ~~((use))~~ rent or income restrictions~~((;))~~ ; or a building permit necessary for demolition, substantial rehabilitation, or change of use~~((; or removal of use restrictions))~~ ; and, prior to taking possession of the dwelling unit, such tenant was not advised by the owner in writing that the tenant is ineligible for relocation assistance and:

- a. That the dwelling unit may be demolished, substantially rehabilitated, or changed in use~~((; or use restrictions removed, and))~~ ; or
- b. ~~((That the tenant is ineligible for relocation assistance.))~~ That the dwelling unit will have its rent or income restrictions removed and the date on which the removal will be effective.

B. The owner shall provide the tenant with a copy of the written notice described in subsection 22.210.100.A.2 ~~((of this section))~~ prior to the tenant's occupancy of the dwelling unit, and the owner shall retain a copy with the tenant's signature acknowledging its receipt and the date of receipt. Any tenant who is not advised in writing as provided in subsection 22.210.100.A.2 ~~((of this section))~~ prior to taking occupancy shall

be entitled to full relocation benefits.

C. Within ~~((fifteen-(15)))~~ 15 days of the Director's receipt of the signed relocation assistance certification forms from all tenants listed in the tenant relocation license application or within ~~((fifteen-(15)))~~ 15 days of the expiration of the tenants' ~~((thirty-(30)))~~ 30-day period for submitting signed relocation assistance certification forms to the Director, whichever occurs first, the Director shall send to each tenant household who submitted a signed certification form and to the owner, by both regular United States mail and certified mail, return receipt requested, a notice stating whether the tenant household's certification form indicates eligibility for relocation assistance. For those tenants who have been granted an extension pursuant to ~~((Section))~~ subsection 22.210.090.A ~~((A1))~~, the Director shall issue a notice concerning tenant eligibility for relocation assistance to the owner and tenants within five ~~((5))~~ days instead of within ~~((fifteen-(15)))~~ 15 days of receiving the signed and completed relocation assistance certification forms.

D. Either the tenant or the owner may file an appeal with the Hearing Examiner, pursuant to Section 22.210.150, of the Director's determination of the tenant's eligibility for relocation assistance.

Section 9. Section 22.210.110 of the Seattle Municipal Code, enacted by Ordinance 115141, is amended as follows:

22.210.110 Owner's contribution to relocation assistance~~((:))~~

A. The owner of a dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions will be removed, is responsible for payment of one-half ~~((1/2))~~ of the total amount of relocation assistance due to eligible tenants pursuant to this ~~((chapter))~~ Chapter 22.210. The City is responsible for payment of the remaining one-half ~~((1/2))~~ of the relocation assistance.

B.

1. Within five ~~((5))~~ days after receipt by the owner of the notice of tenant eligibility pursuant to subsection ~~((C of Section))~~ 22.210.100.C, the owner shall provide the Director with a cash deposit or a security instrument in the form of an irrevocable letter of credit with terms acceptable to the Director equal to one-half

~~((1/2))~~ of the amount of total relocation assistance to be paid to eligible tenants in the dwelling units to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions will be removed. The total relocation assistance shall be calculated based on the number of units occupied by tenant households who are determined by the Director to be eligible for relocation assistance, as modified by any decisions by the Hearing Examiner or a court concerning eligibility for relocation assistance at the time of payment of the owner's share of relocation assistance.

2. An owner may, but is not required to, provide the Director with the owner's share of relocation assistance any time after application for the tenant relocation license but prior to the time it is required by subsection 22.210.110.B.1 ~~((above))~~. If the owner chooses this option, the amount to be provided to the Director will be based on the number of units to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions will be removed, multiplied by the owner's share per unit for the number of units for which relocation assistance may be required. Returns of unused portions of the owner's share paid pursuant to this subsection 22.210.110.B shall be returned in accordance with subsection 22.210.130.F ~~((of Section 22.210.130))~~.

C. If the Director determines, at any time after the owner provides the Director with the owner's share of relocation assistance pursuant to subsection 22.210.110.B ~~((above))~~, that the owner has not provided sufficient funds to pay the owner's share of relocation assistance to all eligible tenants, the Director shall notify the owner of the additional amount needed, and the owner shall provide the Director with a security instrument in the form of an irrevocable letter of credit or cash deposit in the requested amount within five ~~((5))~~ days of the Director's request.

Section 10. Section 22.210.120 of the Seattle Municipal Code, last amended by Ordinance 118839, is amended as follows:

22.210.120 Ninety-day tenant notice~~((:))~~

A. Requirement of ~~((Notice))~~ notice. The owner shall deliver to each tenant in each dwelling unit to be

demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions are to be removed, a ~~((ninety (90)))~~ 90-day notice of the owner's intention to demolish, substantially rehabilitate, change the use of, or remove ~~((use))~~ rent or income restrictions from the dwelling unit. In addition, a copy of the notice shall be posted at every entrance to any building containing dwelling units to be demolished, changed in use, or substantially rehabilitated, or from which ~~((use))~~ rent or income restrictions will be removed.

B. Timing of ~~((Notice))~~ notice. The owner may deliver the ~~((ninety (90)))~~ 90-day notice any time after the expiration of ten ~~((10))~~ days after the owner's receipt of the Director's notices of tenant eligibility for relocation assistance pursuant to Section 22.210.100, so long as the owner has already paid the owner's share of relocation assistance pursuant to ~~((SMC Section))~~ subsection 22.210.110.B.1. Exceptions to this rule are:

1. If a Director's determination of eligibility is appealed to the Hearing Examiner pursuant to Section 22.210.150, the owner may not deliver the ~~((ninety (90)))~~ 90-day notice to any tenant whose eligibility decision was appealed until the issuance of any final unappealed decision on such tenant's eligibility, unless the owner has paid the owner's share of relocation assistance to the Director pursuant to ~~((SMC Section))~~ subsection 22.210.110.B.2 for the tenant whose eligibility decision is being appealed, in which case the ~~((ninety (90)))~~ 90-day notice may be delivered after the later of:

- a. The date ten ~~((10))~~ days after receipt of the Director's original notice of eligibility, or
- b. The date the owner's share of relocation assistance was paid to the Director for the

tenant(s) pursuant to ~~((SMC Section))~~ subsection 22.210.110.B.2;

2. If the actual date of payment of the owner's share of relocation assistance pursuant to ~~((SMC Section))~~ subsection 22.210.110.B.1 is more than ten ~~((10))~~ days after receipt of the Director's notices of tenant eligibility, then the ~~((ninety (90)))~~ 90-day notice may not be delivered until after payment of the owner's share of relocation assistance; and

3. If a tenant has been granted an extension pursuant to ~~((SMC))~~ Section 22.210.090 ~~((A1))~~, the owner may deliver the ~~((ninety (90)))~~ 90-day notice to a tenant either:

a. Any time after expiration of ten ~~((10))~~ days after the owner's receipt of the Director's notice of eligibility for a tenant with an extension, so long as the owner has already paid the owner's share of relocation assistance pursuant to ~~((SMC Section))~~ subsection 22.210.110.B.1, or

b. The later of:

i. The same date the owner would have been able to deliver the ~~((ninety (90)))~~ 90-day notice to that tenant or any tenant, had no such extension been granted, so long as the owner has paid the owner's share of relocation assistance for all tenants pursuant to ~~((SMC))~~ Section 22.210.110, or

ii. The actual date that the owner pays the owner's share of relocation assistance pursuant to Section 22.210.110 for a tenant with an extension.

C. The ~~((ninety (90)))~~ 90-day notice shall be on a form provided by the Director and shall describe the relocation benefits available to eligible tenants and explain the tenant's right to remain in possession unless evicted for cause as provided in Section 22.210.140 ~~((of this chapter))~~.

D. The ~~((ninety (90)))~~ 90-day tenant notice shall be delivered to the tenants personally or by registered or certified mail with return receipt requested. If personally delivered, an affidavit of service must be completed by the owner.

E. Concurrently with issuance of the ~~((ninety (90)))~~ 90-day tenant notice, the owner shall provide the Director with a copy of the notice, a list of current tenants in the affected units, and for each tenant who has moved into a unit since the date of application for the ~~((earlier))~~ earliest of the tenant relocation license application, Master Use Permit application, or building permit application necessary for the demolition, change of use, substantial rehabilitation, or removal of ~~((use))~~ rent or income restrictions, proof of delivery of either the tenant relocation information packet or the written notice provided in ~~((Section))~~ subsection 22.210.100.A.2.

F. Within ~~((twenty (20)))~~ 20 days of delivery of the ~~((ninety (90)))~~ 90-day notice to the tenants, the owner shall provide the Director with proof of delivery of the notice to a tenant of each dwelling unit to be demolished, changed in use, or substantially rehabilitated, or for which ~~((use))~~ rent or income restrictions will

be removed.

G. No tenant relocation license may be issued by the Director until the expiration of ~~((ninety (90)))~~ 90 days from the date of delivery of the ~~((ninety (90)))~~ 90-day notice to all affected tenants.

Section 11. Section 22.210.130 of the Seattle Municipal Code, last amended by Ordinance 119271, is amended as follows:

22.210.130 Relocation assistance payments~~((:))~~

A. Low-income tenants who are displaced by demolition, change of use, substantial rehabilitation, or removal of ~~((use))~~ rent or income restrictions, and who comply with the requirements of this ~~((chapter))~~ Chapter 22.210, shall be paid a total relocation assistance payment in the amount of ~~((Two Thousand Dollars (~~))\$2,000~~((+))~~) to be paid by the City, subject to appropriation of sufficient funds for such purpose by the City. The amount of relocation assistance shall be adjusted annually by the percentage amount of change in the housing component of the Consumer Price Index, as published by the United States Department of Labor, Bureau of Labor Statistics. Such adjustments shall be published in a Director's rule.

B. A tenant shall be entitled to obtain a relocation assistance payment only after receipt of a notice from the Director of eligibility for tenant relocation assistance or, if an appeal was taken pursuant to Section 22.210.150, after receipt of a final unappealed decision from the Hearing Examiner or a court that the tenant is eligible for relocation assistance.

C. An eligible tenant may obtain the relocation assistance payment by completing a request for relocation assistance and an affidavit of the date of vacating the unit and submitting the originals to the Director. Within ~~((twenty-one (21)))~~ 21 days after submission to the Director, a check will be issued.

D. The relocation assistance payment shall be in addition to the refund from the owner of any deposits or other sums to which the tenant is lawfully entitled.

E. ~~((If an eligible tenant does not submit a completed request for relocation assistance, or does not negotiate the check for relocation assistance within one hundred eighty (180) days after vacating the dwelling~~

~~unit to be demolished, changed in use, substantially rehabilitated or from which use restrictions are to be removed, the))~~ An eligible tenant shall be deemed to have waived his or her right to relocation assistance((-)) if:

1. The tenant does not submit a completed request for relocation assistance within 180 days after vacating the dwelling unit to be demolished, changed in use, or substantially rehabilitated; or

2. The tenant does not submit a completed request for relocation assistance within 180 days after the removal of a rent or income restriction or the within 180 days after the date of the notice of eligibility to the tenant, whichever is later; or

3. The tenant does not cash the check for relocation assistance within 180 days after vacating the dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which rent or income restrictions are to be removed.

F. Any money remaining in either the cash deposit or the letter of credit (~~(which)~~) that the owner submitted to the Director as the owner's share of relocation assistance pursuant to Section 22.210.110, for tenants whose eligibility was appealed or for tenants who have not claimed the relocation payment, shall be refunded to the owner as follows:

1. If there was an appeal of a tenant's eligibility and the tenant was found to be not eligible, the owner's share of the relocation assistance for that tenant shall be returned to the owner within (~~(thirty (30))~~) 30 days of a final unappealed decision; or

2. If a tenant has not claimed (~~(his or her)~~) the tenant's relocation assistance payment within (~~(one hundred eighty (180))~~) 180 days after vacating the dwelling unit, the owner's share of the relocation assistance for that tenant shall be refunded to the owner.

Section 12. Section 22.210.136 of the Seattle Municipal Code, enacted by Ordinance 124882, is amended as follows:

22.210.136 Rent increase to avoid application of Chapter 22.210

A. No owner may increase rent for the purpose of avoiding the application of this Chapter 22.210.

B. If a tenant has received notice of a rent increase of ten percent or more over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12 months that the tenant believes is for the purpose of avoiding the application of this Chapter 22.210, and the tenant makes a complaint to the Director within one year of receiving the notice of the rent increase, the owner shall, within ten days of being notified by the Director of the complaint, complete and file a certification with the Director stating that the rent increase is not for the purpose of avoiding the application of this Chapter 22.210. The failure of the owner to complete and timely file the certification is a defense for the tenant in an eviction action based upon the tenant's failure to pay the increased rent.

C. Regardless of whether a certification is timely filed, the Director may investigate the complaint and decide whether the rent increase was made for the purpose of avoiding the application of this Chapter 22.210. A decision by the Director that the rent increase was made for the purpose of avoiding the application of this Chapter 22.210 constitutes a finding that the owner violated subsection 22.210.136.A.

D. There is a rebuttable presumption the rent increase was made for the purpose of avoiding the application of this Chapter 22.210 and the owner violated subsection 22.210.136.A if:

1. Within 90 days of the effective date of a rent increase of 20 percent or more over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12 months, that tenant vacates a dwelling unit and, within 180 days of the effective date of the rent increase, the owner:

a. Engages in substantial rehabilitation; or

b. Applies for a permit for a substantial rehabilitation, demolition, change of use, or removal of ~~((use))~~ rent or income restrictions; and

2. The owner failed to complete and timely file a certification after being notified by the Director of a complaint as provided in subsection 22.210.136.B, or failed to follow the provisions of this Chapter 22.210 after completing and timely filing the certification.

E. The Director shall mail a copy of the Director's decision to the owner and to the tenant who made the complaint.

Section 13. Section 22.210.140 of the Seattle Municipal Code, enacted by Ordinance 124882, is amended as follows:

22.210.140 Eviction protection

A. After the ~~((earlier))~~ earliest of: (1) the owner's application for a tenant relocation license; (2) the owner's application for a Master Use Permit necessary for demolition, change of use, or substantial rehabilitation~~((, or removal of use restrictions from a dwelling unit))~~; or (3) the owner's application for a building permit necessary for demolition, change of use, or substantial rehabilitation~~((, or removal of use restrictions from a dwelling unit))~~, the owner shall not evict any tenant except for good cause as defined in subsections 22.206.160.C.1.a, 22.206.160.C.1.b, 22.206.160.C.1.c, 22.206.160.C.1.g, 22.206.160.C.1.h, 22.206.160.C.1.i, 22.206.160.C.1.n, and 22.206.160.C.1.p, and shall not, for the purpose of avoiding or diminishing the application of this Chapter 22.210, reduce the services to any tenant or materially increase or change the obligations of any tenant. Any rent increase after the removal of rent or income restrictions and prior to the issuance of a tenant relocation license is considered a material increase or change to the obligations of the tenant.

B. Prior to application for a tenant relocation license, a master use permit necessary for demolition, change of use, or substantial rehabilitation~~((, or removal of use restrictions from a dwelling unit))~~, or a building permit necessary for demolition, change of use, or substantial rehabilitation, or removal of ~~((use restrictions from a dwelling unit))~~ a rent or income restriction, an owner shall not harass or intimidate tenants into vacating their units for the purpose of avoiding or diminishing the application of this ~~((chapter))~~ Chapter 22.210.

Section 14. Section 22.210.160 of the Seattle Municipal Code, enacted by Ordinance 115141, is amended as follows:

22.210.160 Administration and enforcement~~((,))~~

A. The Director shall administer and enforce the provisions of this ~~((chapter))~~ Chapter 22.210 and is authorized to adopt reasonable rules and regulations consistent with ~~((the chapter))~~ this Chapter 22.210 to carry out the Director's duties.

B. Whenever an owner fails to comply with the provisions of this ~~((chapter))~~ Chapter 22.210, the Director shall refuse to issue the tenant relocation license.

C. Any failure to comply with the requirements of this ~~((chapter))~~ Chapter 22.210 or with a decision of the Hearing Examiner under this ~~((chapter))~~ Chapter 22.210 shall be a violation of ~~((the Code))~~ this Chapter 22.210.

D. ~~((Any failure of))~~ It shall be a violation of this Chapter 22.210 if a tenant who has received relocation assistance pursuant to this ~~((chapter))~~ Chapter 22.210 fails to vacate the dwelling unit ~~((on or before))~~ :

1. After ~~((after))~~ the expiration of ~~((the ninety (90) day))~~ a notice issued ~~((pursuant to Section 22.210.120 and receipt of))~~ for good cause as defined in subsections 22.206.160.C.1.h or 22.206.160.C.1.i; or

2. After relocation assistance pursuant to this ~~((chapter by))~~ Chapter 22.210 is provided to a person not eligible for such assistance ~~((under this chapter shall be violations of this chapter))~~.

Section 15. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
SDCI	Geoff Tallent 206-684-8452	Christie Parker 206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the Tenant Relocation Assistance Ordinance; clarifying that a tenant relocation license is required before the removal of a rent or income restriction; and amending Sections 22.210.020, 22.210.030, 22.210.040, 22.210.050, 22.210.070, 22.210.080, 22.210.090, 22.210.100, 22.210.110, 22.210.120, 22.210.130, 22.210.136, 22.210.140, and 22.210.160 of the Seattle Municipal Code

Summary and background of the Legislation: Tenant Relocation Assistance Ordinance (TRAO) provides relocation assistance to tenants with household incomes at or below 50% AMI when they are displaced from their rental unit because of development. Per RCW 59.18.440, the City pays half of the relocation assistance and the other half is paid by the property owner. TRAO also provides additional protections to tenants facing displacement, including ensuring that tenants receive critical advance notice and time to safely rehouse.

When affordability restrictions end, property owners may increase rent for units occupied by low-income households to market-rate levels. To date, affordability restrictions have not ended for many restricted units in Seattle, but this will begin to change in late 2021 when several buildings that opted to participate in MFTE reach the end of their 12-year agreement.

Based on language in the existing TRAO code, the City has enforced TRAO requirements in units for which affordability restrictions ended, such as the Multifamily Tax Exemption (MFTE). However, after a property owner with an expiring MFTE agreement argued that TRAO did not apply, SDCI began work to clarify the TRAO code for properties with expiring affordability requirements.

Following the advice of the CAO, OH and SDCI recommend amending the TRAO ordinance so that TRAO provisions clearly apply to units where affordability restrictions are ending to ensure that low-income households who need to move are eligible for relocation assistance.

The legislation also removes an exception for dwelling units owned by the Seattle Housing Authority. This requirement is duplicative. In addition, technical edits were incorporated to standardize the ordinance with current drafting conventions.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

TRAO provides \$4,232 of relocation assistance (2021 amount annually adjusted for inflation) to households with incomes at or below 50% AMI. The City of Seattle and the property owner split the cost of the relocation assistance payments. Since SDCI already assumes that TRAO applies to expiring affordability restrictions, this legislation does not directly impact the program’s budget (approximately \$360,000 annually for assistance payments). That said, as MFTE expirations begin to ramp up over the next 5 years, the budget will need to increase. The exact amount is difficult to predict as the number of TRAO-eligible households who will accept relocation assistance and move is uncertain. A rough cumulative five-year cost estimate based on future expiring MFTE restrictions is up to \$550,000 for the City share of relocation assistance. SDCI will monitor these estimates along with development related TRAO and include any needed adjustments to the TRAO budget in the annual budget process.

Year	Expiring MFTE Units	Estimated Households Eligible for TRAO
2021	165	33
2022	185	37
2023	143	29
2024	343	69
2025	405	81

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing the legislation has no cost to the City.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

No.

b. Is a public hearing required for this legislation?

No.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

Yes. Landlords are required to disclose to tenants that affordability restrictions will be expiring. In addition, the TRAO program tenant relocation license process requires that

information is provided to tenants, such as 90-day notice, a tenant relocation package, etc. The tenant relocation package falls within RCW 64.06.080.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

e. Does this legislation affect a piece of property?

No.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

Low-income tenants and people experiencing homelessness are disproportionately people of color. Ensuring that TRAO protections are available to very low-income tenants in MFTE and other properties for which affordable housing covenants end will help stabilize these households and mitigate their risk of becoming homeless.

g. 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).

N/A

List attachments/exhibits below:

Director's Report and Recommendation Clarifying TRAO Requirements for Units with Expiring Affordability Restrictions

Background and Purpose

Tenant Relocation Assistance Ordinance (TRAO) provides relocation assistance to tenants with household incomes at or below 50% AMI when they are displaced from their rental unit because of development, substantial alteration, or removal of an affordability restriction. Per RCW 59.18.440, the City pays half of the relocation assistance and the other half is paid by the property owner. TRAO also provides additional protections to tenants facing displacement, including ensuring that tenants receive critical advance notice and time to safely rehouse.

When affordability restrictions end, property owners may increase rent for units occupied by low-income households to market-rate levels. To date, affordability restrictions have not ended for many restricted units in Seattle, but this will begin to change in late 2021 when several buildings that opted to participate in MFTE reach the end of their 12-year agreement.

Based on language in the existing TRAO code, the City has enforced TRAO requirements in units for which affordability restrictions ended, such as the Multifamily Tax Exemption (MFTE). However, after a property owner with an expiring MFTE agreement argued that TRAO did not apply, SDCI began work to clarify the TRAO code for properties with expiring affordability requirements.

Proposal

SDCI proposes one ordinance amending TRAO so that provisions clearly apply to units where affordability restrictions are ending ensuring that low-income households who need to move are eligible for relocation assistance. The ordinance addresses:

- *Technical Edits* – standardizes the ordinance with current drafting conventions such as word-by-word alphabetizing of definitions, cross-reference code clarifications, grammatical and technical language edits.
- *Definitions* – updating definitions and providing new language so that TRAO clearly applies for tenants that need to move because a rent or income restriction is removed from a property.
- *Units owned by Seattle Housing Authority* – striking an exception for any dwelling unit owned by Seattle Housing Authority (SHA). This requirement is duplicative and SHA units would still be considered exempt under the exception that allows “*Any dwelling unit for which relocation assistance is required to be paid to the tenants pursuant to state,*

federal or other law.” SHA owned units typically qualify for relocation assistance under federal programs.

- *Eligibility Requirements* – clarifying language to identify that tenants are eligible for TRAO if they meet income threshold requirements and they move due to the rent or income restrictions being removed in addition to displacement that may occur from development activity. Previously, the ordinance allowed for TRAO to be triggered at the application of a permit but this bill clarifies the definition to include the expiration of rent or income restrictions.
- *Enforcement Clarification* – clarifying that tenants who do not vacate units after receiving relocation assistance are in violation of Chapter 22.210. The proposed change ties the obligation to have moved to out to the Just Cause Ordinance for substantial alteration, demo, or change of use which requires notice to vacate following the 90-day notice.

These changes must be incorporated into the Tenant Relocation Assistance Ordinance (SMC 22.210).

Analysis

Changes Proposed

Changes to the Tenant Relocation Assistance Ordinance (SMC 22.210) include amending the ordinance so that provisions clearly apply to units where affordability restrictions are ending to ensure that low-income households who need to move are eligible for relocation assistance. The current ordinance language is less than clear whether TRAO applies when income- and rent-restrictions expire and whether property owners may increase rent for units occupied by low-income households to market-rate levels without providing applicable relocation assistance benefits for the affected tenants. This bill makes clear that TRAO does apply when income and rent restrictions expire.

TRAO will be amended to clarify that a tenant relocation license is required before the removal of a rent or income restriction. These changes will prompt property owners with expiring affordability restrictions to complete the TRAO process with SDCI and identify tenants that may be applicable for relocation assistance. The definition of displacement is clarified to include tenants that move out because of the removal of a rent or income restriction from a dwelling unit.

With new tenant protections passed at the state level, clarifying language has been added so that if relocation assistance is provided under different laws those relocation benefits would be used unless such law requires the application of TRAO. Clarifying changes are also proposed to strike the exception for SHA owned units. This exception is duplicative since SHA owned units qualify under the exception for “*Any dwelling unit for which relocation assistance is required to be paid to the tenants pursuant to state, federal or other law.*” SHA owned units typically qualify for relocation assistance under federal programs.

A proposed change in the TRAO enforcement section will help solve a logical disconnect for tenants who are in violation of the code because they do not move after receiving a relocation assistance payment. The proposed change ties the obligation to have moved out to the Just Cause Ordinance for substantial alteration, demo, or change of use which requires notice to vacate following the 90-day notice.

Lastly, this bill proposes technical and grammatical changes to the existing ordinance to update the TRAO code to align with current drafting conventions.

Impact on Renters and Landlords

These changes will have positive effect on very low-income tenants in MFTE and other properties for which affordable housing covenants are expiring. Previously, the ordinance allowed for TRAO to be triggered at the application of a development permit but the proposed changes clarify the definition to include tenants who have to move because of the expiration of rent or income restrictions. Clarifying the eligibility requirements will guarantee that TRAO protections are available to these low-income tenants, will help stabilize these vulnerable households, and mitigate their risk of becoming homeless.

The table below shows a 5-year projection of upcoming expiring MFTE housing units:

Year	Expiring MFTE Units	Estimated Households Eligible for TRAO
2021	165	33
2022	185	37
2023	143	29
2024	343	69
2025	405	81

Currently, TRAO provides relocation assistance to tenants with household incomes at or below 50% AMI when they are displaced from their rental unit because of development. Under the proposed change, it will be clarified that landlords will be required to comply with the new eligibility requirements that include properties for which income or rent restrictions are expiring. Landlords with MFTE units will be required to get a TRAO license prior to the removal of the rent or income restrictions. Overall, this change will affect a small number of landlords. Under the state law, the City pays half of the relocation assistance and the other half is paid by the property owner. TRAO also provides additional protections to tenants facing displacement, including ensuring that tenants receive critical advance notice and time to safely rehouse.

Implementation of the Changes

The new legislation will require updating print materials, changing landlord training curriculum, changing web-based information, and developing an associated outreach campaign. This work

can be folded into existing work of the Renting in Seattle program, the Property Owner and Tenant Assistance group, and the Office of Housing at a negligible effort and cost.

SDCI will see a small increase in tenant complaints and inquiries. SDCI will also see a small increase in TRAO license applications from landlords and TRAO applications for tenants that live in units where affordability restrictions are expiring to be screened for eligibility. No additional staffing or resources are being requested to implement the proposed changes.

Recommendation

The SDCI Director recommends that the City Council adopt the proposed ordinance.

September 15, 2021

MEMORANDUM

To: Sustainability and Renters Rights Committee
From: Asha Venkataraman, Analyst
Subject: TRAO Requirements for Units with Expiring Affordability Restrictions

On September 23, 2021, the Sustainability and Renters Rights Committee will discuss and possibly vote on Council Bill (CB) 120182, which clarifies that the requirements of the [Tenant Relocation Assistance Ordinance \(TRAO\)](#) apply to units with expiring rent or income restrictions. This memorandum provides background on TRAO, describes CB 120182, and provides next steps.

Background

TRAO is a program that allows low-income tenants, defined as tenants with household income at or below 50 percent of average median income (AMI), to receive assistance for relocating when they are displaced from their housing because of demolition, change of use, substantial rehabilitation, or removal of use restrictions. TRAO requires that a property owner obtain a relocation license and for eligible tenants, [state law](#) requires that the property owner and the City each pay half of the total assistance payment. Eligible tenants are paid \$2,000, adjusted annually for inflation. For 2021, this amount is \$4,232.

Currently, use restriction is defined as:

- Any Federal, State, or local statute, regulation, ordinance, or contract;
- That as a condition of receiving any housing assistance (including an operating subsidy, rental subsidy, mortgage subsidy, mortgage insurance, tax-exempt financing, or low-income housing tax credits);
- By an assisted housing development;
- Does one of the following:
 - Establishes maximum limitations on tenant income as a condition of eligibility for occupancy of the units within an assisted housing development;
 - Imposes restrictions on the maximum rents that may be charged for any of the units within the assisted housing development; or
 - Requires that rents for the units within an assisted housing development be reviewed by any governmental body or agency before the rents are implemented or changed.

When the housing assistance expires—for example, when a subsidy ends—the use restrictions (limits on income or rent, etc.) end as well. Removal of restrictions on maximum rent would allow property owners to raise rents to market-rate and for low-income tenants, this could result in unaffordable rent and prompt them to move.

Although the Seattle Department of Construction and Inspections (SDCI) currently enforces TRAO to include circumstances where affordability restrictions expire, recent disagreement by a property owner about the inclusion of expiring affordability restrictions within TRAO’s use restrictions and the property owner’s consequent responsibility to pay relocation assistance prompted SDCI to clarify the code through this legislation. In addition, the legislation is timely, as multi-family tax exemptions (MFTE)¹ will be at the end of their 12-year terms and about to expire in several buildings in Seattle, meaning that rent and income restrictions will end for multiple affordable housing units as well.

CB 120182

This legislation would amend TRAO in the ways described below.

1. Application of TRAO to expiring affordability restrictions

CB 120182 would update definitions to remove the term “use restrictions,” as it is unclear and vague, and would replace it with the term “rent or income restriction” throughout TRAO. The new definition is substantively the same as the definition provided above in the background section, though it no longer uses the term “assisted housing development,” as that is not a commonly used term in this context and adds more confusion than clarity. The term “assisted housing development” is also removed from the definitions section and anywhere it is used in TRAO.

2. Eligibility requirements

The legislation would also add language to make clear that in the case of removal of rent or income restrictions, the owner may not increase rent before obtaining a tenant relocation license. Language is also added requiring the property owner to apply for a tenant relocation license between six and ten months before removal of a rent or income restriction that would result in displacement of the tenant.

3. Remove duplicative exemption language

Currently, the code contains an exemption from TRAO for any units owned by the Seattle Housing Authority (SHA). However, applicable SHA units would be exempt from TRAO regardless of this language because of the exemption from TRAO for displacement in “[a]ny

¹ MFTE provides a tax exemption on eligible multifamily housing in exchange for income- and rent-restricted units. Property owners agree to set aside 20-25 percent of residential housing for income restricted tenants and restrict rent to affordable rather than market rates for up to 12 years (or longer, if the property owner chooses to extend the exemption).

dwelling unit for which relocation assistance is required to be paid to the tenants pursuant to state, federal_or other law.” SHA units normally qualify for assistance under federal programs. CB 120182 would remove the SHA exemption from the legislation to avoid duplication.

4. Enforcement requirements

CB 120182 would clarify that it is a violation of the law for tenants that have received relocation assistance to fail to vacate their units. The obligation to vacate is consistent with the requirements of just cause eviction related to demolition, substantial rehabilitation, or change of use in [SMC 22.206.C.1.h and i](#).

5. Technical amendments

The legislation would make various technical edits that add punctuation, conform code language to existing drafting conventions, and correct cross-references.

Lastly, please note that because this legislation clarifies the code to reflect how SDCI was already enforcing TRAO, SDCI does not currently need additional funds to provide relocation assistance to tenants vacating units with expiring MFTEs and higher rents. SDCI had already calculated the need to pay these amounts and the increase will be reflected in budget appropriations for subsequent years as more MFTEs expire.

Next Steps

If the Committee recommends the legislation be passed on September 23, Council will likely vote on CB 120182 on October 4, 2021.

cc: Esther Handy, Central Staff Director
Aly Pennucci, Policy and Budget Manager



Legislation Text

File #: Res 32021, **Version:** 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION declaring that the investigation, arrest, and prosecution of anyone engaging in entheogen-related activities should be among The City of Seattle's lowest law enforcement priorities and stating the Council's support for full decriminalization of these activities.

WHEREAS, punitive drug policies disproportionately impact people of color and low-income communities;

and state and federal scheduling of entheogens and other substances has served as a pretext for disrupting and criminalizing those communities, which has destroyed countless lives and torn families apart, this resolution is an effort to begin correcting the irreparable harm caused by the U.S. war on drugs; and

WHEREAS, entheogens is a term encompassing any living, fresh, dried, or processed plant or fungal material, including teas or powders, that may contain currently scheduled or analog psychoactive indolamines, tryptamines, or phenethylamines, including, but not limited to, psilocybin mushrooms, ayahuasca tea, mescaline, and iboga; and

WHEREAS, with respect to Tabernanthe iboga (ibogaine), most of it is produced by overharvesting Tabernanthe iboga, with the exception of that which is derived from Voacanga africanus and sustainably produced; and

WHEREAS, Lophophora williamsii (also known as peyote) has a particular history in the United States, a vulnerable ecological status, and a special cultural significance to Native Americans. Due to this special history and overharvesting and collapse of peyote gardens in southern Texas, and to the long time required for plants to mature in cultivation, peyote is not included in the definition of entheogens adopted by this resolution; and

WHEREAS, depression, severe anxiety, problematic substance use, post-traumatic stress, end-of-life anxiety, grief, intergenerational trauma, and other physical and mental conditions are plaguing many communities, exacerbated by the impact of COVID-19, and the use of entheogens has been shown to benefit the well-being of individuals and communities in addressing these afflictions via scientific and clinical studies, and within continuing traditional and communal practices; and

WHEREAS, several entheogens have completed clinical trials sanctioned by the U.S. Food and Drug Administration (FDA) with positive results, including Phase 1 and 2 clinical trials demonstrating the safety and efficacy of psilocybin assisted therapy, which the FDA has designated a breakthrough therapy for treatment-resistant depression in 2018 and major depressive disorder in 2019; and

WHEREAS, entheogens have been recognized as sacred to human cultures around the world for centuries, and continue to be revered and utilized to this day by venerable and sincere cultural and spiritual leaders and communities throughout the world and the United States; and

WHEREAS, entheogen use is a constituent element of many other healing and personal growth practices, including but not limited to some 12-step and group therapy programs, and including both facilitated and non-facilitated group practices and those that are self-directed at the individual level; and

WHEREAS, a variety of jurisdictions in the United States, including Oakland, California; Santa Cruz, California; Denver, Colorado; Ann Arbor, Michigan; Washington, D.C.; and the State of Oregon, have decriminalized some or all entheogens; a bill to decriminalize entheogens has passed the California Senate; and various entheogens are legal or have been decriminalized in several countries including Portugal, Brazil, Jamaica, and the Netherlands; and

WHEREAS, it is the current enforcement practice of the Seattle Police Department (SPD) neither to detain nor arrest individuals, nor to confiscate drugs from individuals, solely for suspected violations or violations of Section 69.50.4013 of the Revised Code of Washington (RCW), which is applicable to the possession of entheogens as controlled substances in the meaning of RCW 69.50.101(g); and

WHEREAS, current SPD enforcement practice does not protect from arrest or prosecution individuals who cultivate entheogens for use in religious, spiritual, healing, or personal growth practices, either for their sole individual use or for the shared use of themselves and other practitioners, nor does it protect from arrest or prosecution individuals whose possession and/or cultivation of entheogens becomes evident to SPD officers during an encounter that was initiated other than on the basis of RCW 69.50.4013; and

WHEREAS, current SPD enforcement practice does not protect from arrest or prosecution individuals who share entheogens with others, without financial or other consideration, for their mutual use in religious, spiritual, healing, or personal growth practices; and

WHEREAS, current SPD practices regarding entheogens are not formally codified as departmental policy; and

WHEREAS, the United Nations considers entheogens as suitable for exclusion from Schedule I control, at least when used for religious purposes, and the entheogen-related practices of certain groups are already explicitly protected in the U.S. under the doctrine of religious freedom; and

WHEREAS, it is the Council's intent to analyze the Seattle Municipal Code (SMC) to determine what changes would be necessary to protect from arrest or prosecution individuals who cultivate entheogens for use in religious, spiritual, healing, or personal growth practices, either for their sole individual use or for the shared use of themselves; individuals whose possession and/or cultivation of entheogens becomes evident to SPD officers during an encounter that was initiated other than on the basis of RCW 69.50.4013; and individuals who share entheogens with others, without financial or other consideration, for their mutual use in religious, spiritual, healing, or personal growth practices; and

WHEREAS, it is the Council's intent to advance legislation amending the SMC to protect from arrest or prosecution such individuals as described above; and

WHEREAS, it is the Council's intent to advance legislation establishing entheogen-related activities, including but not limited to the cultivation of entheogens for use in religious, spiritual, healing, or personal growth practices and the sharing of entheogens with co-practitioners without financial or other consideration,

among the City’s lowest enforcement priorities; and

WHEREAS, it is the Council’s intent to request the Office of Intergovernmental Relations to add to its annual legislative agenda support for full decriminalization of entheogens at the state level, including the drafting of legislation that could be sponsored by a state legislative representative; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. The Council declares that the investigation, arrest, and prosecution of anyone engaging in entheogen-related activities, including but not limited to the cultivation of entheogens for use in religious, spiritual, healing, or personal growth practices and the sharing of entheogens with co-practitioners without financial or other consideration, should be among The City of Seattle’s lowest enforcement priorities. The Council states its support for full decriminalization of these activities.

Section 2. The Council affirms its support for the Seattle Police Department (SPD)’s current enforcement practice with respect to entheogens neither to detain nor arrest individuals, nor to confiscate these substances from individuals, solely for suspected violations or violations of RCW 69.50.4013. The Council requests that SPD move towards the formal codification and adoption of that practice as departmental policy and provide regular updates to the Council on the steps it is taking to do so and an estimated timeframe for completing this work.

Section 3. The Council requests that SPD formally codify and adopt policies that protect from arrest or prosecution individuals who cultivate entheogens for use in religious, spiritual, healing, or personal growth practices and those who share entheogens with others, without financial or other consideration, for their mutual use in such practices. The Council further requests that SPD provide it with regular updates on the steps it is taking to do so and an estimated timeframe for completing this work.

Section 4. The Council requests that the Office of Intergovernmental Relations (OIR) add to its annual agenda for the 2022 legislative session support for full decriminalization of entheogens at the state level,

including the drafting of legislation that could be sponsored by a state legislative representative.

Adopted by the City Council the _____ day of _____, 2021, and signed by
me in open session in authentication of its adoption this _____ day of _____, 2021.

President _____ of the City Council

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Ann Gorman/507-4126	

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: A RESOLUTION declaring that the investigation, arrest, and prosecution of anyone engaging in entheogen-related activities should be among The City of Seattle’s lowest law enforcement priorities and stating the Council’s support for full decriminalization of these activities.

Summary and background of the Legislation: This resolution addresses entheogens, which it defines as any living, fresh, dried, or processed plant or fungal material, including teas or powders, that may contain currently scheduled or analog psychoactive indolamines, tryptamines, or phenethylamines. “Scheduled” refers to Schedule I or Schedule II of the Federal Controlled Substances Act. An analog substance is one that has substantial structural or pharmacological similarities to a scheduled substance (or is so represented), is not an approved medication in the United States, and is intended for human consumption. The resolution also acknowledges the use of entheogens in religious, spiritual, healing, and personal growth contexts (for instance, in some 12-step programs and in recovery from trauma).

In the wake of the *State v. Blake* decision, in February 2021 the Seattle Police Department (SPD) issued a directive to the effect that sole violations of Section 69.50.4013 of the Revised Code of Washington (RCW) were no longer a sufficient basis for SPD to detain or arrest an individual. RCW 69.50.4013 is also known as simple drug possession, and it is applicable to entheogens. The resolution affirms support for the current SPD practice, and it requests that SPD formally codify and adopt it as policy with respect to entheogens, updating the Council on the steps it is taking toward that goal and providing an approximate date for its completion.

The current SPD practice does not provide protections from arrest or prosecution for individuals who cultivate entheogens for use in religious, spiritual, healing, or personal growth contexts nor for those who share entheogens with others, without financial consideration, in one or more of these contexts. The resolution additionally requests of SPD that it develop and codify policies that protect these individuals from arrest or prosecution and update the Council on the steps it is taking toward that goal, providing an approximate date for its completion.

The resolution declares the Council’s support for the decriminalization of entheogen-related activities. It states the Council’s intent, at a later date, to advance legislation that revises the Seattle Municipal Code (SMC) to (1) establish entheogen-related offenses among the City’s lowest enforcement priorities and (2) provide protections from arrest or prosecution for entheogen users, for those who cultivate entheogens for use in one or more of the contexts listed here, and for those who share entheogens with others in one or more of those contexts without financial consideration.

Finally, the resolution requests that the Office of Intergovernmental Affairs add to its agenda for the 2022 legislative session full support at the state level for decriminalization of entheogens.

2. CAPITAL IMPROVEMENT PROGRAM

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

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:	Total Project Cost Through 2026:

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

N/A

Is there financial cost or other impacts of *not* implementing the legislation?

If the resolution is not passed, stakeholders and advocacy groups, the members of which include physicians and therapeutic practitioners, will understand that at this time the Council does not support full decriminalization of entheogens and/or the strengthening of protections for those who engage in entheogen-related activities.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
 The resolution addresses the enforcement practices of the Seattle Police Department (SPD). It makes requests of SPD and the Office of Intergovernmental Relations.
- b. Is a public hearing required for this legislation?**
 No
- c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
 No
- d. Does this legislation affect a piece of property?**
 No
- e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged**

communities? What is the Language Access plan for any communications to the public?

Punitive drug policies disproportionately impact people of color and low-income communities. Some of the entheogens that the resolution addresses are used by BIPOC communities in religious, spiritual, healing, or personal growth contexts – for instance, iboga.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

N/A

2. 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.

N/A

g. 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).

N/A

List attachments/exhibits below:

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION declaring that the investigation, arrest, and prosecution of anyone engaging in entheogen-related activities should be among The City of Seattle’s lowest law enforcement priorities and stating the Council’s support for full decriminalization of these activities.

..body

WHEREAS, punitive drug policies disproportionately impact people of color and low-income communities; and state and federal scheduling of entheogens and other substances has served as a pretext for disrupting and criminalizing those communities, which has destroyed countless lives and torn families apart, this resolution is an effort to begin correcting the irreparable harm caused by the U.S. war on drugs; and

WHEREAS, entheogens is a term encompassing any living, fresh, dried, or processed plant or fungal material, including teas or powders, that may contain currently scheduled or analog psychoactive indolamines, tryptamines, or phenethylamines, including, but not limited to, psilocybin mushrooms, ayahuasca tea, mescaline, and iboga; and

WHEREAS, with respect to Tabernanthe iboga (ibogaine), most of it is produced by overharvesting Tabernanthe iboga, with the exception of that which is derived from Voacanga africanus and sustainably produced; and

WHEREAS, Lophophora williamsii (also known as peyote) has a particular history in the United States, a vulnerable ecological status, and a ~~special-religious~~ cultural significance to ~~Native Americans~~Indigenous people of the American Southwest. Due to this special history and overharvesting and collapse of peyote gardens in southern Texas, and to the long time required for plants to mature in cultivation, peyote is not included in the definition of entheogens adopted by this resolution; and

1 WHEREAS, depression, severe anxiety, problematic substance use, post-traumatic stress, end-
2 of-life anxiety, grief, intergenerational trauma, and other physical and mental conditions
3 are plaguing many communities, exacerbated by the impact of COVID-19, and the use of
4 entheogens has been shown to benefit the well-being of individuals and communities in
5 addressing these afflictions via scientific and clinical studies,¹ and within continuing
6 traditional and communal practices; and

7 WHEREAS, several entheogens have completed clinical trials sanctioned by the U.S. Food and
8 Drug Administration (FDA) with positive results, including Phase 1 and 2 clinical trials
9 demonstrating the safety and efficacy of psilocybin assisted therapy,² which the FDA has
10 designated a breakthrough therapy for treatment-resistant depression in 2018 and major
11 depressive disorder in 2019;³ and

¹ Roland R. Griffiths et al., *Psilocybin Produced Substantial and Sustained Decreases in Depression and Anxiety in Patients with Life-Threatening Cancer: A Randomized Double-Blind Trial*, 30 JOURNAL OF PSYCHOPHARMACOLOGY 1181, 1195 (2016); Monnica T. Williams, *People of Color in North America Report Improvements in Racial Trauma and Mental Health Symptoms Following Psychedelic Experiences*, 28 DRUGS: EDUCATION, PREVENTION AND POLICY 215 (2020); Robin L. Carhart-Harris et al., *Psilocybin with Psychological Support for Treatment-Resistant Depression: Six-Month Follow-Up*, 235 PSYCHOPHARMACOLOGY 399, 400, 403–05 (2018); Geoffrey E. Noller, Chris M. Frampton & Berra Yazar-Klosinski, *Ibogaine treatment outcomes for opioid dependence from a twelve-month follow-up observational study*, 44 AMERICAN JOURNAL OF DRUG AND ALCOHOL ABUSE 37 (2018); Alan K. Davis et al., *Psychedelic Treatment for Trauma-Related Psychological and Cognitive Impairment Among US Special Operations Forces Veterans*, CHRONIC STRESS (Jul. 8, 2020), <https://journals.sagepub.com/doi/full/10.1177/2470547020939564>; Michael Bogenschutz et al., *Psilocybin-assisted treatment for alcohol dependence: A proof-of-concept study*, 29 JOURNAL OF PSYCHOPHARMACOLOGY 289 (2015); Débora González et al., *Therapeutic Potential of Ayahuasca in Grief: A Prospective, Observational Study*, 237 PSYCHOPHARMACOLOGY 1171 (2020); Anja Loizaga-Velder and Rolf Verres, *Therapeutic effects of ritual ayahuasca use in the treatment of substance dependence-qualitative results*, 46 JOURNAL OF PSYCHOACTIVE DRUGS 63 (2014); Deborah C. Mash et al., *Ibogaine Detoxification Transitions Opioid and Cocaine Abusers Between Dependence and Abstinence: Clinical Observations and Treatment Outcomes*, 9 FRONTIERS IN PHARMACOLOGY 529 (2018).

² *Effects of Psilocybin in Major Depressive Disorder*, ClinicalTrials.gov (accessed June 1, 2021), <https://clinicaltrials.gov/ct2/show/NCT03181529?term=psilocybin&recrs=e&draw=2&rank=4>;

Psychopharmacology of Psilocybin in Cancer Patients, ClinicalTrials.gov (accessed June 1, 2021), <https://clinicaltrials.gov/ct2/show/NCT00465595?term=psilocybin&recrs=e&draw=2&rank=6>.

³ Rachel Feltman, *The FDA is fast-tracking a second psilocybin drug to treat depression*, POPULAR SCIENCE (Nov. 26, 2019), <https://www.popsci.com/story/health/psilocybin-magic-mushroom-fda-breakthrough-depression/>.

1 WHEREAS, entheogens have been recognized as sacred to human cultures around the world for
2 centuries,⁴ and continue to be revered and utilized,⁴ to this day by venerable and sincere
3 cultural and spiritual leaders and communities throughout the world and the United
4 States;⁵ and

5 WHEREAS, entheogen use is a constituent element of many other healing and personal growth
6 practices, including but not limited to some 12-step and group therapy programs, and
7 including both facilitated and non-facilitated group practices and those that are self-
8 directed at the individual level; and

9 WHEREAS, a variety of jurisdictions in the United States, including Oakland, California; Santa
10 Cruz, California; Denver, Colorado; Ann Arbor, Michigan; Washington, D.C.; and the
11 State of Oregon, have decriminalized some or all entheogens;⁶ a bill to decriminalize
12 entheogens has passed the California Senate;⁷ and various entheogens are legal or have
13 been decriminalized in several countries including Portugal, Brazil, Jamaica, and the
14 Netherlands;⁸ and

⁴ Jamilah R. George et al., *The Psychedelic Renaissance and the Limitations of a White Dominant Medical Framework: A Call for Indigenous and Ethnic Minority Inclusion*, 4 JOURNAL OF PSYCHEDELIC STUDIES 4 (2020) (describing the ceremonial and therapeutic use of psychedelics by indigenous peoples of Africa, North America, Central America, and South America); Melanie J. Miller et al., *Chemical evidence for the use of multiple psychotropic plants in a 1,000-year-old ritual bundle from South America*, 116 PROCEEDINGS OF THE NATIONAL ACADEMY OF SCIENCES 11207 (2019).

⁵ Pierre Didier Nyongo Ndoua & Kaveh Vaghar, *Bwiti, iboga, trance and healing in Gabon*, 21 MENTAL HEALTH, RELIGION & CULTURE 755 (2018).

⁶ Deborah Becker, *Cambridge Votes to Decriminalize Psychedelics and All Controlled Substances*, WBUR (Feb. 5, 2021), <https://www.wbur.org/commonhealth/2021/02/04/cambridge-votes-to-decriminalize-psychedelics-and-all-controlled-substances>; *Ann Arbor decriminalizes magic mushrooms, psychedelic plants*, ASSOCIATED PRESS (Sept. 26, 2020), <https://apnews.com/article/ann-arbor-plants-featured-ca-state-wire-mi-state-wire-b0ce69ca0961c150e0f900e8ea4cf432>; Andrew Selsky, *Oregon 1st state to decriminalize possession of drugs*, ASSOCIATED PRESS (Feb. 1, 2021), <https://apnews.com/article/oregon-decriminalize-drug-possession-6843f93c3d55212e0ffbdd8b93be9196>.

⁷ Tracy Bloom and Erin Myers, *California moves closer to decriminalizing psychedelic drugs as bill passes state Senate*, KTLA (June 3, 2021), <https://ktla.com/news/california/california-moves-closer-to-decriminalizing-psychedelic-drugs/>.

⁸ Andrew Whalen, *Magic Mushrooms Guide: Where Shrooms Are Legal and How to Take Psilocybin*, NEWSWEEK (July 3, 2019), <https://www.newsweek.com/magic-mushrooms-psilocybin-shrooms-denver-legal-how-take-1445041>; Jeff Lebowe, *A Global Guide to Where Magic Mushrooms and Psilocybin Are Legal or Decriminalized*,

1 WHEREAS, it is the current enforcement practice of the Seattle Police Department (SPD)
2 neither to detain nor arrest individuals, nor to confiscate drugs from individuals, solely
3 for suspected violations or violations of Section 69.50.4013 of the Revised Code of
4 Washington (RCW), which is applicable to the possession of entheogens as controlled
5 substances in the meaning of RCW 69.50.101(g); and

6 WHEREAS, current SPD enforcement practice does not protect from arrest or prosecution
7 individuals who cultivate entheogens for use in religious, spiritual, healing, or personal
8 growth practices, either for their sole individual use or for the shared use of themselves
9 and other practitioners, nor does it protect from arrest or prosecution individuals whose
10 possession and/or cultivation of entheogens becomes evident to SPD officers during an
11 encounter that was initiated other than on the basis of RCW 69.50.4013; and

12 WHEREAS, current SPD enforcement practice does not protect from arrest or prosecution
13 individuals who share entheogens with others, without financial or other consideration,
14 for their mutual use in religious, spiritual, healing, or personal growth practices; and

15 WHEREAS, current SPD practices regarding entheogens are not formally codified as
16 departmental policy; and

17 WHEREAS, the United Nations considers entheogens as suitable for exclusion from Schedule I
18 control, at least when used for religious purposes, and the entheogen-related practices of
19 certain groups are already explicitly protected in the U.S. under the doctrine of religious
20 freedom;⁹ and

MERRY JANE (May 28, 2020), <https://merryjane.com/culture/a-global-guide-to-where-magic-mushrooms-and-psilocybin-are-legal-or-decriminalized>.

⁹ *Church of the Holy Light of the Queen v. Mukasey*, 615 F. Supp. 2d 1210 (Dist. Court, D. Oregon 2009).

1 WHEREAS, it is the Council’s intent to analyze the Seattle Municipal Code (SMC) to determine
2 what changes would be necessary to protect from arrest or prosecution individuals who
3 cultivate entheogens for use in religious, spiritual, healing, or personal growth practices,
4 either for their sole individual use or for the shared use of themselves; individuals whose
5 possession and/or cultivation of entheogens becomes evident to SPD officers during an
6 encounter that was initiated other than on the basis of RCW 69.50.4013; and individuals
7 who share entheogens with others, without financial or other consideration, for their
8 mutual use in religious, spiritual, healing, or personal growth practices; and

9 WHEREAS, it is the Council’s intent to advance legislation amending the SMC to protect from
10 arrest or prosecution such individuals as described above; and

11 WHEREAS, it is the Council’s intent to advance legislation establishing entheogen-related
12 activities, including but not limited to the cultivation of entheogens for use in religious,
13 spiritual, healing, or personal growth practices and the sharing of entheogens with co-
14 practitioners without financial or other consideration, among the City’s lowest
15 enforcement priorities; and

16 WHEREAS, it is the Council’s intent to request the Office of Intergovernmental Relations to add
17 to its annual legislative agenda support for ~~full~~-decriminalization of entheogens at the
18 state level, ~~including the drafting of legislation that could be sponsored by a state~~
19 ~~legislative representative~~; NOW, THEREFORE,

20 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

21 Section 1. The Council declares that the investigation, arrest, and prosecution of anyone
22 engaging in entheogen-related activities, including but not limited to the cultivation of
23 entheogens for use in religious, spiritual, healing, or personal growth practices and the sharing of

1 entheogens with co-practitioners without financial or other consideration, should be among The
2 City of Seattle’s lowest enforcement priorities. The Council states its support for full
3 decriminalization of these activities.

4 Section 2. The Council affirms its support for the Seattle Police Department (SPD)’s
5 current enforcement practice with respect to entheogens neither to detain nor arrest individuals,
6 nor to confiscate these substances from individuals, solely for suspected violations or violations
7 of RCW 69.50.4013. The Council requests that SPD move towards the formal codification and
8 adoption of that practice as departmental policy and provide regular updates to the Council on
9 the steps it is taking to do so and an estimated timeframe for completing this work.

10 Section 3. The Council requests that SPD formally codify and adopt policies that protect
11 from arrest or prosecution individuals who cultivate entheogens for use in religious, spiritual,
12 healing, or personal growth practices and those who share entheogens with others, without
13 financial or other consideration, for their mutual use in such practices. The Council further
14 requests that SPD provide it with regular updates on the steps it is taking to do so and an
15 estimated timeframe for completing this work.

16 Section 4. The Council requests that the Office of Intergovernmental Relations (OIR) add
17 to its ~~annual~~ agenda for the 2022 state legislative session support for ~~full~~ decriminalization of
18 entheogens at the state level, ~~including the drafting of legislation that could be sponsored by a~~
19 ~~state legislative representative.~~



Legislation Text

File #: Res 32020, Version: 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION setting the public hearing on the petition of Grand Street Commons LLC for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to The City of Seattle in the block bounded by 23rd Avenue South, South Grand Street, 22nd Avenue South, and South Holgate Street in the North Rainier/Mt. Baker Hub Urban Village area of Seattle, according to Chapter 35.79 of the Revised Code of Washington, Chapter 15.62 of the Seattle Municipal Code, and Clerk File 314459.

WHEREAS, Grand Street Commons LLC has filed a petition with the City Council to vacate public property;

and

WHEREAS, the petition is signed by the owner of more than two-thirds of the property abutting on the subject

area; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THAT:

Section 1. A hearing by the Seattle City Council for the petition to vacate the alley in Block 14, Jos C. Kinnear's Addition to The City of Seattle, in the block bounded by 23rd Avenue South, South Grand Street, 22nd Avenue South, and South Holgate Street has been scheduled to take place during the Council meeting on Monday, November 8, 2021, starting at 2:00 p.m., in the City Council Chambers, Floor 2, City Hall. The City Council will consider the petition when Clerk File 314459 is before them according to the Council's agenda. Due to the Coronavirus Disease 2019 (COVID-19) civil emergency declared by The City of Seattle and the State of Washington, persons who wish to participate in or attend the hearing may do so remotely. The City will provide instructions in the meeting agenda on how to participate remotely.

The City Clerk is directed to give the notice of the hearing in the manner provided by law. A map, indicating the property described in the petition, shall be affixed to and become part of the notice that shall be

posted by the street vacation petitioner in a conspicuous place on the right-of-way sought to be vacated.

Section 2. The hearing will provide opportunity for comments on the vacation of the alley in Block 14, Jos C. Kinnear's Addition to The City of Seattle, in the block bounded by 23rd Avenue South, South Grand Street, 22nd Avenue South, and South Holgate Street, described as:

That certain alleyway, being 16 feet in width, created by Plat, between South Grand Street and South Holgate Street and lying between Lots 1, 2, and 3, and Lots 4, 5, and 6, Block 14, Jos C. Kinnear's Addition to The City of Seattle, according to the Plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington.

Or, in the alternative, the hearing will provide opportunity for comments on the vacation of any portion of this right-of-way as described above, reserving to The City of Seattle all necessary slope rights including cuts or fills on the above-described former right-of-way abutting on the property after the vacation, and further reserving to The City of Seattle the right to reconstruct, maintain, and operate any existing overhead or underground utilities in the property until the beneficiaries of the vacation arrange with the owners for their removal.

Adopted by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its adoption this _____ day of _____, 2021.

President _____ of the City Council

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Lish Whitson/(206) 615-1674	

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

A RESOLUTION setting the public hearing on the petition of Grand Street Commons LLC for the vacation of the alley in Block 14, Jos C. Kinnear’s Addition to The City of Seattle in the block bounded by 23rd Avenue South, South Grand Street, 22nd Avenue South, and South Holgate Street in the North Rainier/Mt. Baker Hub Urban Village area of Seattle, according to Chapter 35.79 of the Revised Code of Washington, Chapter 15.62 of the Seattle Municipal Code, and Clerk File 314459.

Summary and background of the Legislation:

As required under State Law (Revised Code of Washington Section 35.79.030), this resolution sets November 8th, 2021 as the public hearing date for the vacation of the alley in Block 14, Jos C. Kinnear’s Addition to the City of Seattle.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Is there financial cost or other impacts of *not* implementing the legislation?

Grand Street Commons, LLC, has petitioned the City Council to vacate a City alley. The legislation is required in order to legally hear that vacation petition.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?

As described in the resolution, as a result of adopting this resolution, the City Council would set November 8th, 2021 as the date for a public hearing on an alley vacation petition.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes, notice will be published.

d. Does this legislation affect a piece of property?

This legislation sets the date for a public hearing.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

None identified.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. 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.

Not applicable.

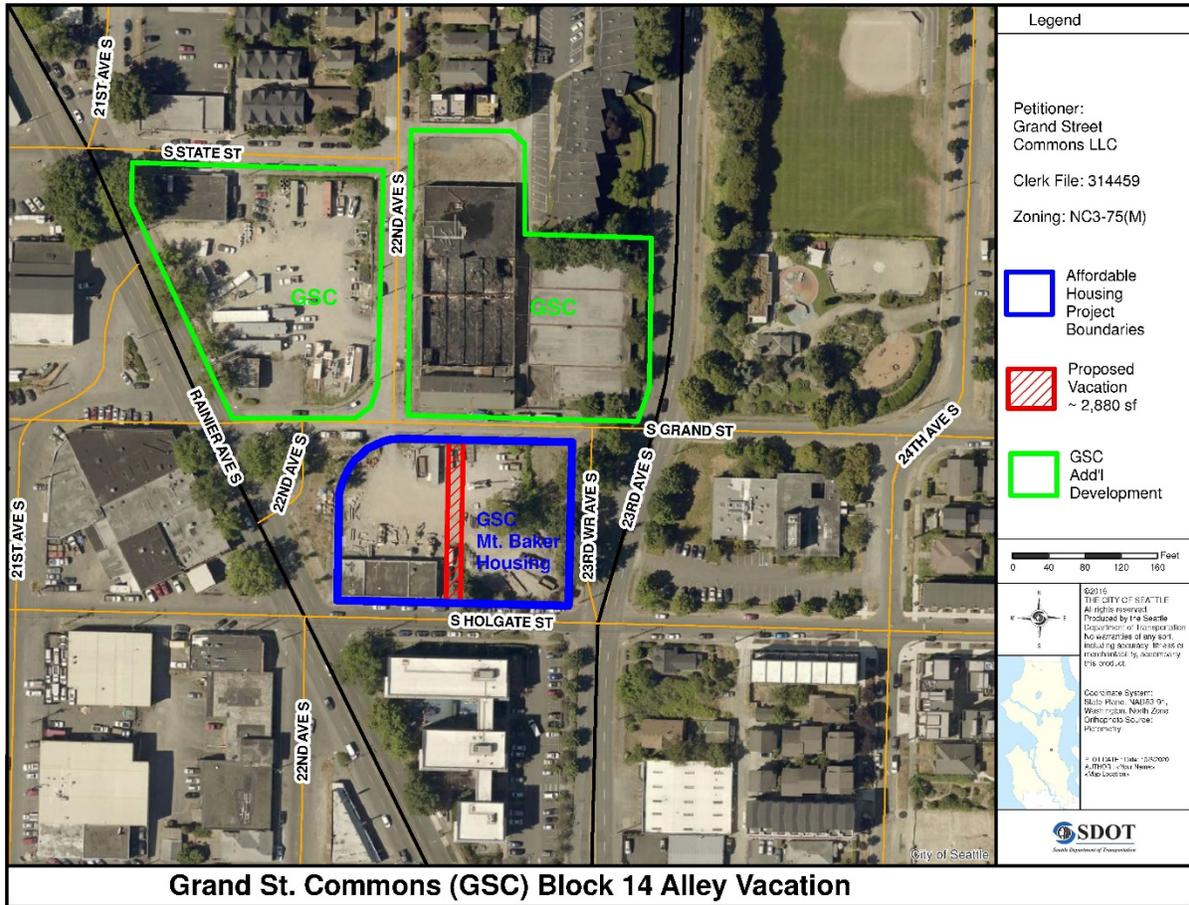
g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

Not applicable.

List attachments/exhibits below:

Summary Attachment A – Grand Street Commons Alley Vacation Map

Att A – Grand Street Commons Alley Vacation Map
V1a



This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



Legislation Text

File #: Appt 02047, **Version:** 1

Reappointment of David A. Goldberg as member, Seattle Planning Commission, for a term to April 15, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>David A. Goldberg</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member, position 13</i>
<input type="checkbox"/> Appointment OR <input checked="" 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:		Term of Position: * 4/16/2021 to 4/15/2024 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: <i>Wallingford</i>	Zip Code: <i>98104</i>	Contact Phone No.: [REDACTED]
Background: <i>David brings more than 20 years' experience of passionate work on urban growth and planning issues, including 14 years as a leader in the national movements for smart growth and innovative transportation policy, and several more as a member of local planning boards in another city. As passionate as David is about innovation, he is even more committed to finding a way forward while finding common ground, always listening and responding to needs and concerns of people who will live with our policy choices. In 2002-03 he was honored as a Loeb Fellow at Harvard University's Graduate School of Design. He has served on the Seattle Pedestrian Advisory board, advisory board of WalkScore.com and the Planning Commission of the City of Decatur, GA. David works as a project ombudsman for WSDOT</i>		
Authorizing Signature (original signature): <i>Dan Strauss</i> Date Signed (appointed): 9/2/2021		Appointing Signatory: <i>Councilmember Dan Strauss</i>

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

DAVID A. GOLDBERG

PROFESSIONAL PROFILE

- Acknowledged as a leader of the national movements for smart growth and innovative transportation policy and known as a superior communicator on growth and planning issues.
- Influential strategist and message maven; coined the term “complete streets” and helped build a successful movement around walkable neighborhoods.
- Seasoned manager who helped create two national non-profits and brought them to prominence in their fields.
- Created and led a team to produce an award-winning, weekly newspaper section focusing on growth and planning issues.
- Recognized as a top urban innovator with a Loeb Fellowship at Harvard University.

AREAS OF EXPERTISE

- Organizational management
- Strategic communications
- Relationship building
- Urban planning/design
- Community engagement
- Media relations
- Transportation policy
- Housing affordability
- Community development

PERTINENT EXPERIENCE

Vice President, Communications and External Relations

Action for Healthy Food

June, 2015 - present

- Helping to launch Seattle-based, national nonprofit fighting obesity and diabetes by campaigning to reduce added sugars in the American diet
- Developing campaign and communications strategy
- Conducting outreach to build national coalition

Vice President, Strategy and External Affairs, Smart Growth America

2010-2015

- Key author of strategic reset and five-year plan.
- Developed concept for revenue-generating spin-off enterprise.
- Wrote successful \$5 million grant proposal.
- Developed communications strategy and built strategic alliances.

Communications Director, Transportation for America

2008 – 2015

- Helped conceive of and create multimillion-dollar, national campaign to spur innovative transportation policy at the local level and pass federal legislation to support it.
- Oversaw strategy and communications, message development and branding and led a team of staff and consultants to implement it.
- Built database of more than 50,000 supporters, generated more than 20,000 media hits, trained hundreds of advocates across the country to communicate about transportation.

Communications Director, Smart Growth America

2002-2008

- Led organizational branding, strategic communications, opinion research and message development, web and social media strategy.
- Developed national guide for communicating about growth and development and coordinated strategic communications among member groups at the national, state and local levels.

- Coined the term “complete streets” and sat on National Complete Streets steering committee
- Wrote and/or produced research reports, oversaw media release, including seminal work on measuring the impact of urban sprawl, health and the built environment, and effects of urban development on climate change.

Editorial writer, urban issues reporter, The Atlanta-Journal Constitution 1989-2002

- Created and led *Horizon*, a weekly section on regional growth and planning issues.
- Three nominations for Pulitzer Prize, for editorial writing and reporting on urban planning and development issues.
- Commended with resolution from Georgia Legislature for leadership in regional planning and inspiring creation of the Georgia Regional Transportation Authority.

EDUCATION

Loeb Fellowship in Urban and Environmental Studies, Harvard University, Cambridge, MA, 2003

Master of Science, Journalism, Columbia University Grad. School of Journalism, New York, NY, 1986

Bachelor of Arts (cum laude), Dartmouth College, Hanover, NH, 1984

BOARDS AND COMMISSIONS

- Seattle Pedestrian Advisory Board, Seattle, WA (chair) **2012 - present**
- Planning Commission, City of Decatur, GA **2009 - 2011**
- Zoning Board of Appeals, City of Decatur, GA **2007 - 2009**
- WalkScore.com Advisory Board **2009 - 2014**
- Harvard Loeb Fellowship Alumni Council **2014 - present**

SELECTED PUBLICATIONS

- *Choosing Our Community's Future: A Citizens Guide to Getting the Most from Development* (author; Smart Growth America, 2005)
- *The Fix We're In For: The State of the Nation's Bridges* (co-writer and editor, 2013 and 2011 editions) – Report investigating the number of “structurally deficient” bridges and what to do about them. Media coverage by most national outlets, hundreds of local/regional.
- *Growing Cooler: The Evidence on Urban Development and Climate Change* (co-writer; Urban Land Institute, 2008)
- *Rethinking the American Dream: A Journalist's Guide to Urban Planning Issues*, (author; Radio-Television News Directors Foundation, 2000)
- *Transportation 101: An Introduction to Federal Transportation Policy* (co-writer/editor, 2011) – History and future challenges of the federal program, in anticipation of reauthorization.
- *Dangerous by Design: Solving the Epidemic of Preventable Pedestrian Deaths* (co-writer/editor, 2009, 2011 and 2014 editions) – An analysis of pedestrian fatality statistics and the role that road design played, with a ranking of metropolitan regions. Media coverage in all 50 states.
- *Aging in Place, Stuck without Options: Fixing the Mobility Crisis Threatening the Baby Boom Generation (2011)* – An examination of the of the challenges facing the largest generation ever to age in places where driving is a necessity, looking at the communities most and least prepared, and possible solutions.
- *Thinking Outside the Farebox: Creative Approaches to Financing Transit Projects* (co-writer/editor, Transportation for America, 2012) – A guidebook to using new and

existing federal programs and financing mechanisms to meet the rising demand for public transportation service.

- *Making the Most of MAP-21: A Guide to the 2012 Federal Transportation Law* (editor, 2012)– A look under the hood of the most recent federal law and how to make use of it.

Seattle Planning Commission

AUGUST 2021

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	McCaella Daffern	4/16/19	4/15/22	1	City Council
3	F	2	2.	Member	Dhyana Quintanar Solares	4/16/19	4/15/22	1	Mayor
6	F	2	3.	Member	Lauren Squires	4/16/19	4/15/22	1	City Council
			4.	Member	Vacant	4/16/19	4/15/22	1	Mayor
7	F	5	5.	Member	Jamie Stroble	4/16/19	4/15/22	1	City Council
6	M	5	6.	Member	Mark Braseth	4/16/20	4/15/23	1	Mayor
9	M	6	7.	Member	Roque de Herrera	4/16/20	4/15/23	1	City Council
1	F	5	8.	Member	Radhika Nair	4/16/20	4/15/23	1	Mayor
6	M	1	9.	Member	Matt Hutchins	4/16/20	4/15/23	1	City Council
6	F	2	10.	Member	Alanna Peterson	4/16/20	4/15/23	1	Mayor
3	M	3	11.	Member	Julio A. Sanchez	4/16/21	4/15/24	2	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/21	4/15/24	1	Mayor
6	M	4	13.	Member	David A. Goldberg	4/16/21	4/15/24	2	City Council
2	F	7	14.	Member	Patience Manzezulu Malaba	4/16/21	4/15/24	1	Mayor
6	M	4	15.	Member	Rick Mohler	4/16/21	4/15/24	2	Commission
2	M	5	16.	Get Engaged	Kelabe Tewolde	9/1/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY

CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	6			1	2	1			3			1
Council	4	3					1			4	1		1
Other	1									1			
Total	7	9			1	2	2			8	1		2

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
- **G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

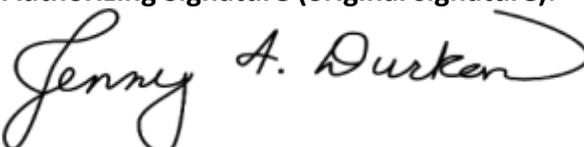
File #: Appt 02048, **Version:** 1

Reappointment of Patience Manzezulu Malaba as member, Seattle Planning Commission, for a term to April 15, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Patience Manzezulu Malaba</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" 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: * 4/16/2021 to 4/15/2024 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Northgate</i>	Zip Code: <i>98125</i>	Contact Phone No.: [REDACTED]
Background: Patience Malaba brings a decade of experience in community development, policy, and advocacy to her work. As Advocacy Manager at the Housing Development Consortium (HDC), she manages the organization’s policy advocacy engagement that advances their annual policy priorities. Prior to joining HDC, Patience managed Seattle for Everyone, a broad coalition of organizations united on a foundation of support for the Housing Affordability and Livability Agenda (HALA). For the past three years, she has served on the Sierra Club Seattle Executive Committee. She serves on other Boards on behalf of HDC, including the Puget Sound Regional Council’s Growth Management Policy Board and the Washington Low Income Housing Alliance’s Public Policy Committee. Patience is currently a Master of Public Administration degree candidate at Seattle University. She also has a Community Solutions Programs Professional Development Certificate from George Mason University and a Bachelor of Social Science degree in Development Studies from Lupane State University in Zimbabwe.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Mayor Jenny Durkan</i>
Date Signed (appointed): 8/6/21		

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

Patience Manzezulu Malaba



As Advocacy Manager at the Housing development Consortium, Patience Malaba brings a decade of experience in community development, policy and advocacy to her work. She manages HDC's policy advocacy engagement that advances HDC's annual policy priorities. Prior to joining HDC, Patience managed Seattle for Everyone, a broad coalition of organizations united on a foundation of support for the Housing Affordability and Livability Agenda (HALA). Patience is proud to be working with the HDC membership and association to create a strong united voice for affordable housing and a King County that is welcoming to everyone. For the past three years, she has served on the Sierra Club Seattle Executive Committee and represents the Seattle board in the Washington State Chapter Political Committee. Patience has also served on The Urbanist Election board. She serves on other Boards on behalf of HDC, including PSRC's Growth Management Policy Board and WLHA's Public Policy Committee.

PROFESSIONAL EXPERIENCE

Housing Development Consortium

Advocacy Manager (June 2018 to date)

- Lead the development of an Annual HDC Advocacy Priorities and education and awareness of member engagement in advocacy and policy priorities.
- Interact directly with elected and public officials to educate and motivate them to act in concert with HDC's key Annual Advocacy Priorities.
- Ensure effective execution and completion of specific policy and advocacy projects and campaigns.
- Represent HDC at community, civic and partner organization meetings and events throughout King County.
- Create and foster strategic relationships with HDC members; other housing and homeless service agencies; and faith, environmental, health, education, and smart growth groups to promote issues of mutual concern.
- Research relevant King countywide housing issues and create related reports, advocacy materials and other communication tools to promote HDC's advocacy priorities. Partner with member housing policy staff to create professional policy briefs.
- Organize, manage, and facilitate meetings and events as defined by the Executive Director
- Manage Seattle for Everyone Coalition work, working on the Mandatory Housing Affordability Citywide program and other HALA recommendations.

Futurewise- (January 2018- June 2018)

Lead Mobilization Coordinator -Seattle for Everyone Coalition

- Develop and ensure implementation of housing affordability outreach and organizing efforts in coordination with Seattle for Everyone coalition partners and Futurewise team;
- Develop outreach materials and social media content that provides up-to-date information on HALA and opportunities to engage;
- Coordinate with Outreach Committee and organizing team on mobilization efforts for public hearings and policy briefings;
- Attend community meetings and events around Seattle to educate or speak on coalition policy work;
- Conduct face-to-face outreach to citywide and neighborhood-based institutions, organizations, businesses, and individuals;
- Recruit, support, and provide testimony training to grassroots supporters.

Services Employees International Union - (January 2017-September 2017)

Lead Organizer-Amazon Security Campaign

- Ran the field and distributed turf to organizers
- Co-facilitated the Amazon Shareholders Coalition
- Developed staff in reach out efforts to building relationship with workers
- Ensured the growth and development of the organizing committee of workers

Services Employees International Union (January 2016 -to Dec 2016)

External Organizer -Amazon Security Campaign

- Identified and developed worker-leaders through one-on-one communication
- Built and maintained worker committees
- Helped to organize and run actions such as rallies and picket lines
- Interviewed and documented worker stories to build a narrative for the case of the campaign
- Perform administrative tasks necessary for worker organizing such as maintaining database of worker list

One America (August 2015 to December 2015)

Organizing Intern, Seattle, United States of America

U.S Department of State Fellow, IREX Community Solutions Program

- Coordinated community organizing of base leaders in Seattle and South King County
- Carried out one on one engagements with base leaders to raise awareness and build confidence for civic engagement (voter registration, volunteering in the work of the organization)
- Facilitated Leadership Discussions and Trainings at local and state level for One America statewide Leaders on environmental justice
- Supported the Organizing Director in facilitating the People's Climate March 2015 Coalition
- Supported the Policy Advocacy and Civic Engagement Team in engaging political candidates for interviews throughout the process of the One America C4 endorsement for Washington State elections
- Conducted a Research on the Pesticide Drift issues affecting the Environment in Yakima to inform the 2016 Legislative Agenda in Washington State

Habakkuk Trust, (January 2008-to July 2015)

Programme Coordinating Manager, Bulawayo, Zimbabwe

- Developed grant proposals and grant compliance tools
- Supervised and facilitated trainings for youth on entrepreneurship, leadership development, community engagement in the policy making process, and human rights education
- Compiled progress reports of group projects
- Monitoring and Evaluating of projects
- Coordinated Advocacy Action teams in the 5 wards on enhancing service delivery through advocacy trainings, policy dialogues, feasibility surveys, public meeting and community consensus building meetings
- Developed information packages, newsletters and brochures for information dissemination among Community Advocacy Action Teams and the communities at large
- Provided technical support for developing grant proposals for Action Teams fundraising drive
- Designed, organized and facilitated fortnightly discussion think tanks on contemporary and national topical issues in Zimbabwe
- Outside of work, served as Board of Trustee of founded organization, served as the Southern Regional Coordinator for the Friedrich Ebert Stiftung and was the Vice Chairperson of the National Association of Youth Organization an umbrella body of Zimbabwean youth-led policy advocacy organizations.

Volunteer Experience

Sierra Club, Seattle

Executive Committee Member, Seattle Political Endorsement Coordination and State Chapter Political Committee Member (Jan 2016- to date)

- Support the housing work and policy positions.

- Lead endorsement processes for pro-environmental candidates in Seattle.
- Develop and lead fundraising efforts towards the PAC to support endorsed candidates.

The Urbanist, Seattle

Election Board Member (2018 Elections)

- Reach out to candidates with election questionnaire during election cycle, interview and vote on endorsements.
- Submit write ups on assigned endorsement races.

Guest Lectures

University of Washington-Seattle

Communications COMMLD 501 -Housing Policy Project, September 2018

Communications COMMLD 501 -Everyone Deserves A Home Panel, December 2018

School of Social Work-Neighborhood and Place, October 2018

EDUCATION & TRAINING

Seattle University, Seattle, WA

MPA Candidate, Spring 2019

George Mason University, Fairfax, VA. USA

Community Solutions Programs Professional Development Certificate 4.0

Lupane State University, Bulawayo, Zimbabwe (2015)

Bachelor of Social Science Hons Degree in Development Studies

2.1

Relevant Training

Institute for Democratic Future Leadership Fellowship- Class of 2018

Puget Sound Sage Community Leadership Institute-Class of 2017

References

Marty Kooistra

Housing Development Consortium

Executive Director

Contact Details: [REDACTED]

[REDACTED]

Jesse Piedfort

Sierra Club, Washington State Chapter

Chapter Director

Contact Details: [REDACTED]

[REDACTED]

Reiny Cohen

Executive Director

Institute for a Democratic Future

Contact details: [REDACTED]

[REDACTED]

Seattle Planning Commission

AUGUST 2021

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

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6	M	1	9.	Member	Matt Hutchins	4/16/20	4/15/23	1	City Council
6	F	2	10.	Member	Alanna Peterson	4/16/20	4/15/23	1	Mayor
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6	M	4	13.	Member	David Goldberg	4/16/21	4/15/24	2	City Council
2	F	7	14.	Member	Patience Manzezulu Malaba	4/16/21	4/15/24	1	Mayor
6	M	4	15.	Member	Rick Mohler	4/16/21	4/15/24	2	Commission
2	M	5	16.	Get Engaged	Kelabe Tewolde	9/1/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY

CHART

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	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
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Council	4	3					1			4	1		1
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Total	7	9			1	2	2			8	1		2

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Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02049, **Version:** 1

Reappointment of Julio A. Sanchez as member, Seattle Planning Commission, for a term to April 15, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Julio A. Sanchez</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member, position 11</i>
<input type="checkbox"/> Appointment OR <input checked="" 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: * 4/16/2021 to 4/15/2024 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: Mr. Sanchez is a small business owner where he is a consultant and has provided facilitation services to the King Co. Equity and Justice office. His interest and expertise in environmental issues, environmental and climate justice are supported by the work he has done with Puget Sound Clean Air Agency (PSCAA) and his work as a member of Got Green's Volunteer Board of Directors. He has a strong civic engagement background, having volunteered with organizations such as Entre Hermanos, a GLBTQ advocacy organization, Latino Educational Training Institute and Environmental People of Color, Seattle Chapter (EPOC- Seattle).		
Authorizing Signature (original signature): <i>Dan Strauss</i> Date Signed (appointed): 9/2/2021	Appointing Signatory: <i>Councilmember Dan Strauss</i>	

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

Relevant Experience

King County - Consultant SWOC Facilitator

April 2015 - June 2015

Facilitated discussions with multiple stakeholders including King Co. Directors, Managers and front line staff to assess the progress of the King Co. Equity and Justice Initiative using a Strength, Weaknesses, Opportunities and Challenges model.

Puget Sound Clean Air Agency - Environmental Justice & Community Engagement Associate

October 2014 - Present

PSCAA is an inter-county agency; tasked with monitoring and enforcing air quality matters. I researched and developed community outreach and engagement strategies to reach underserved populations. Conducted trainings on the intersection of race, social justice and environmental issues for the agency staff. Developed connections between the agency, our constituents and community stakeholders. Provided strategic advice and advanced innovative community partnerships for the Latino Outreach plan, focused in the safe handling of Asbestos by Latino construction workers.

Social Justice Fund NW - Contract Project Manager & Facilitator

January 2014 - September 2014

Co-facilitated trainings focused on race, class, and gender issues to a diverse population. Represented the organization publicly and recruited community members for 3 projects: Gender Justice, General Grant, and Environmental Justice. Responded to the needs and timelines of 1 supervisor and 2 project managers concurrently. Evaluated and reported results of outreach efforts to meet program goals.

Working Washington - Community and Labor Organizer

March 2011 - April 2013

Developed strong interpersonal connections with an ethnically and religiously diverse workforce in the Seattle International Airport. Conducted outreach, engagement and organizing with multiple constituencies. Somali, Russian, Ukrainian, API and Latinos workers were particularly prevalent in this community.

Got Green? - Board Member and Volunteer

July 2008 - Present

Our constituents are low-income communities, youth, immigrants and people of color. As a Board Member my work is to support our organizing efforts. Areas of work are: healthy homes, environment, environmental justice, access to healthy food, food justice, and green jobs. Tasks I usually perform are outreach, training, research and engagement of communities of color.

Soleil Noir Marketing - Creative Projects Manager

January 2008 - December 2010

Managed multiple projects and clients for a marketing firm focused on the Latino consumer. Coordinated team of contractors tasked with designing and implementing advertising and marketing tools. Including social marketing, radio, display ads, brochures, mailings, etc. In addition provided Bilingual communications support. Coordinated focus groups and educational campaigns.

Education

- **Puget Sound Sage** 2015 to Present Seattle, WA
Community Leadership Institute Fellowship
- **Shoreline Community College** 2010 to 2011 Shoreline, WA
Communications and Marketing
- **Non-profit Assistance Center** 2005 Seattle, WA
Train the Trainer – Grassroots Fundraising for Diverse Communities
- **Entre Hermanos -** 2004 Seattle, WA
Community Outreach for Sexual Minorities
- **University of Washington - Extended Education Program** 2003 Seattle, WA
Public Relations - Certificate
- **University of Puerto Rico - Rio Piedras** 1990 San Juan , PR
Liberal Arts

Seattle Planning Commission

AUGUST 2021

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3	M	3	11.	Member	Julio A. Sanchez	4/16/21	4/15/24	2	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/21	4/15/24	1	Mayor
6	M	4	13.	Member	David A. Goldberg	4/16/21	4/15/24	2	City Council
2	F	7	14.	Member	Patience Manzezulu Malaba	4/16/21	4/15/24	1	Mayor
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SELF-IDENTIFIED DIVERSITY

CHART

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Other	1									1			
Total	7	9			1	2	2			8	1		2

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Legislation Text

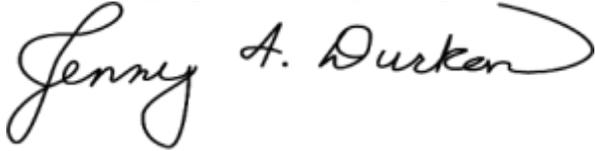
File #: Appt 02050, **Version:** 1

Reappointment of Rose Lew Tsai-Le Whitson as member, Seattle Planning Commission, for a term to April 15, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Rose Lew Tsai-Le Whitson</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" 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: * 4/16/2021 to 4/15/2024 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Northgate</i>	Zip Code: <i>98125</i>	Contact Phone No.: [REDACTED]
Background: Ms. Whitson is a biologist with Jacobs Engineering Group where she leads environmental permitting tasks, conducts stream, wetland, and wildlife habitat field assessments and navigates complex local permitting documentation and scheduling. Her work includes preparing application materials for Conditional Use Permits, Critical Areas Land Use Permits, Clearing and Grading Permits, and Utility Extension Agreements, among others. And has authored a biological assessment and Joint Aquatic Resource Permit Application (JARPA) to support state and federal regulatory compliance.		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Mayor Jenny Durkan</i>	
Date Signed (appointed): <i>8/6/21</i>		

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

City of Seattle District 5 Resident (address provided conditionally upon request to respect privacy)
I enjoy dancing, water systems, and working on important social and environmental issues.

CAREER EXPERIENCE (7+ Years)

- *Biologist with Jacobs Engineering Group*: March 2017 - present
 - Coal Creek Trunk Upgrade (2019 – present):
 - Leading environmental permitting tasks
 - Conducting stream, wetland, and wildlife habitat field assessments
 - Navigating complex local permitting documentation and scheduling, including preparation of Conditional Use Permit, Critical Areas Land Use Permit, Clearing and Grading Permit, and Utility Extension Agreements, among others.
 - Authoring a biological assessment and Joint Aquatic Resource Permit Application (JARPA) to support state and federal regulatory compliance
 - West Seattle and Ballard Link Extensions (2018 - present):
 - Initial scoping, fieldwork, and development of Draft Environmental Impact Statement documentation
 - Lynnwood Link Extension (2018 - present)
 - Adopted field coordinator and conducted delineations during final design
 - Authored the Mountlake Terrace Critical Areas Report
 - Other project clients include BNSF Railway, City of Bellevue Utilities Department, and others
- *Ecologist and GIS Analyst with The Watershed Company*: October 2014 – February 2017
 - Conducted stream and wetland delineations across eastern and western Washington
 - Projects of various sizes, including residential, utility, state parks
 - Project report writing: reconnaissance, delineation, and Critical Area Reports
 - Familiarity with various jurisdictional codes (Kirkland, Seattle, Bellevue, Redmond, King County, Snohomish County, Whatcom County, Grays Harbor County, Clark County, Grant County, Spokane County)
- *Seasonal Eelgrass Technician with WA DNR Nearshore Program*: October 2013 – October 2014
 - Performed surveys and post-processed data for the Submerged Vegetation Monitoring Project (SVMP)
- *Puget Sound Corps Intern with WA DNR Aquatic Reserves Program*: October 2012 - September 2013
 - Served an Americorps year as a Washington Conservation Corps Individual Placement
 - Conducted baseline forage fish spawn surveys, quarterly eelgrass monitoring, and a variety of other nearshore field projects across seven aquatic reserves throughout Puget Sound
 - Organized and managed volunteer training and beach clean-up events
- *Wetland Monitoring Intern with WSDOT*: June 2012 - September 2012
 - Conducted plant cover surveys at various WA State Department of Transportation wetland mitigation sites
 - Sampled for vegetative cover and density using line intercept, point intercept, unequal-area belt transects, and quadrats as best fit
 - Acquired basic knowledge of common native and invasive woody and herbaceous plants

Rose Lew Tsai-Le Whitson

City of Seattle District 5 Resident (address provided conditionally upon request to respect privacy)
I enjoy dancing, water systems, and working on important social and environmental issues.

COMMUNITY/VOLUNTEER EXPERIENCES

- *UW Wetland Science & Management Advisor (2015-2016, 2016-2017, 2018-2019, 2019-present)*
 - *Mentored a student each year in the certificate program*
 - *Critiqued assignments throughout the year and provided career guidance when requested*
- *Participant in Neighborhood Action Coalition [City of Seattle, District 5] (2016-2018)*
 - *Community-based advocacy that focused on exploring methods to rectify societal inequity and societal injustice at a local level*
 - *For District 5 specifically, organizing bystander training, collecting signatures for De-Escalate Washington, and supporting meal preparation for the Licton Springs Tiny House Village*
- *ASUC Sustainability Team, UC Berkeley: Fall 2009-Spring 2011*
 - *Organized team operations as Co-director, Fall 2010, and Director, Spring 2011*
 - *Initiated a bottled water removal petition at UC Berkeley*

PROFESSIONAL SOCIETIES | CERTIFICATES

- Wetland-Professional-In-Training (5 years)
- Society of Wetland Scientists
- UW Wetland Science & Management
- UW Geographic Information System

EDUCATION

- *Geographic Information Systems Certificate* | University of Washington | Oct 2015 – Jun 2016
 - Expanded cartographic and analytic skills via various ESRI ArcGIS platforms
 - *ArcMap, ArcGIS Online, ArcMapPro*
 - Gained Model Building experience and rudimentary Python skills
 - Learned and applied project management skills as part of the program and capstone project
- *Wetland Science & Management Certificate* | University of Washington | Oct 2013 – Jun 2014
 - Explored wetland ecology, law and policy, and basics of spatial analysis
 - Practiced identification of 100+ common WA wetland plants
 - Developed rudimentary understanding of hydric soils
 - Practiced wetland delineation techniques
- *Environmental Sciences, B.S.* | UC Berkeley | Aug 2007 - May 2011 | GPA: 3.39, 150 sem. cred.
 - Grappled with a year-long thesis about bed sediment change in Lagunitas Creek, Marin, CA
 - *Techniques and Skills:* pebble counts, longitudinal and cross-sectional surveys, facies mapping, subsurface sampling, data analysis, thesis writing
 - ES 10 & 10L: Intro to Environmental Sciences- overview of general issues and basic techniques, such as rapid habitat assessment and macrobenthic invertebrate surveys
 - EPS 185: Intro to Marine Geobiology- overview of wide array of water-land interface issues
 - Stat 131 A: Statistics for Life Scientists- overview of useful statistics, such as histograms, normalization of data, standard statistics like mean and standard deviation, and basic tests like the T-test
 - CE 100 & 101: Introduction to Fluid Mechanics and the Fluid Mechanics of Rivers, Streams, and Wetlands- basic understanding of physical principles of fluid dynamics and dispersion models
 - ERG 102: Quantitative Aspects of Global Environmental Problems- covered environmental modeling, large-scale approximations, and expansion of critical analysis

Seattle Planning Commission

AUGUST 2021

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	McCaella Daffern	4/16/19	4/15/22	1	City Council
3	F	2	2.	Member	Dhyana Quintanar Solares	4/16/19	4/15/22	1	Mayor
6	F	2	3.	Member	Lauren Squires	4/16/19	4/15/22	1	City Council
			4.	Member	Vacant	4/16/19	4/15/22	1	Mayor
7	F	5	5.	Member	Jamie Stroble	4/16/19	4/15/22	1	City Council
6	M	5	6.	Member	Mark Braseth	4/16/20	4/15/23	1	Mayor
9	M	6	7.	Member	Roque de Herrera	4/16/20	4/15/23	1	City Council
1	F	5	8.	Member	Radhika Nair	4/16/20	4/15/23	1	Mayor
6	M	1	9.	Member	Matt Hutchins	4/16/20	4/15/23	1	City Council
6	F	2	10.	Member	Alanna Peterson	4/16/20	4/15/23	1	Mayor
3	M	3	11.	Member	Julio Sanchez	4/16/21	4/15/24	2	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/21	4/15/24	1	Mayor
6	M	4	13.	Member	David Goldberg	4/16/21	4/15/24	2	City Council
2	F	7	14.	Member	Patience Manzezulu Malaba	4/16/21	4/15/24	1	Mayor
6	M	4	15.	Member	Rick Mohler	4/16/21	4/15/24	2	Commission
2	M	5	16.	Get Engaged	Kelabe Tewolde	9/1/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY

CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	6			1	2	1			3			1
Council	4	3					1			4	1		1
Other	1									1			
Total	7	9			1	2	2			8	1		2

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
- **G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

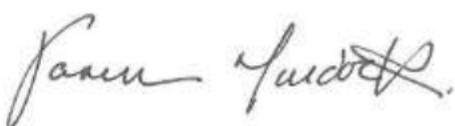
File #: Appt 02053, **Version:** 1

Reappointment of Richard E. Mohler as member, Seattle Planning Commission, for a term to April 15, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Richard E. Mohler, AIA, NCARB		
Board/Commission Name: Seattle Planning Commission		Position Title: Member, position 15
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Seattle Planning Commission		Term of Position: * 4/16/2021 to 4/15/2024 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Wallingford	Zip Code: 98103	Contact Phone No.: [REDACTED]
Background: Richard has been engaged in urban advocacy, outreach and community building throughout his thirty years in Seattle. He is primarily a teacher at the University of Washington and practitioner of architecture, he has been engaged in research and building projects with his own firm, other firms and independent collaborations.		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/2021		Appointing Signatory: Vanessa Murdock Seattle Planning Commissioner, Executive Director

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

Richard E. Mohler, AIA, NCARB
Curriculum Vitae, October 13, 2017

SCHOLARSHIP

a. Educational Achievements

<u>Institution</u>	<u>Degree</u>	<u>Date</u>
University of Pennsylvania	M. Arch.	May 1984
University of Pennsylvania	B.A.	May 1980

b. Fellowships, awards, grants, scholarships (for pursuit of degree)

- Paul Philippe Cret Medal for Outstanding Architectural Thesis Project, University of Pennsylvania, 1984
- Arthur Spayd Brooke Gold Medal for Outstanding Work in Design Studio, University of Pennsylvania, 1984
- AIA Foundation Scholarship, University of Pennsylvania, 1983
- E. Lewis Dales Traveling Fellowship, University of Pennsylvania, 1983
- Charles M. Gay Prize for Excellence in Design and Construction Technology, University of Pennsylvania, 1983
- Member, Student Charrette Team, 1992 Chicago World's Fair, New York, NY, 1983
- Nominee, SOM Foundation Scholarship, University of Pennsylvania, 1983
- Scholarship Recipient, International Design Conference in Aspen, Aspen, CO, 1982

c. Appointed/elected positions (while pursuing degree)

- Nominee, Recently Graduated Alumni Trustee, University of Pennsylvania, 1984
- Student Representative, Office of the Chair, Department of Architecture, University of Pennsylvania, 1981-82
- Student Representative to Board of Overseers, Graduate School of Fine Arts, University of Pennsylvania, 1980

d. Participation in scholarly societies (while pursuing degree)

- Nominee, Sphinx Honor Society, University of Pennsylvania, 1980

e. Participation in Continuing Education

- Professional Liability Seminar, University of Washington, 1993
- AIA/ACSA Teacher's Seminar, Cranbrook Academy of Art, 1992
- Conference on Design and the Environment, University of Pennsylvania, 1991

f. Papers presented, lectures, panels, guest critic, etc.

- Presenter, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, Sound Transit Board of Directors Meeting, Seattle, WA, August 24, 2017
- Presenter, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, NAIOP Government Affairs Committee, Seattle, WA, April 19, 2017

f. Papers presented, lectures, panels, guest critic, etc. (cont.)

- Presenter, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, Downtown Transportation Alliance, Seattle, WA, March 28, 2017
- Presenter/Breakout Group Facilitator, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, One Center City, Seattle, WA, March 22, 2017
- Presenter, *The Grand Bargain*, Professional Advisory Council, University of Washington Department of Architecture, Seattle, WA, March 1, 2017
- Presenter/Panelist, *The Grand Bargain*, Urban Design Forum, AIA Seattle, Seattle, WA, February 22, 2017
- Presenter, *UW HALA Studio*, Professional Advisory Council, University of Washington Department of Architecture, Seattle, WA, February 8, 2017
- Presenter, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, NAIOP Washington State Breakfast Meeting, Seattle, WA, January 18, 2017
- Panelist, *Upzoning the U District*, City Inside/Out, Seattle Channel, January 13, 2017
- Presenter, 'UW HALA Studio', *Forterra Ampersand Live*, Town Hall, Seattle, WA, November 10, 2016
- Presenter, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, Seattle Design Commission, Seattle, WA, October 6, 2016
- Presenter, *A City to Love: Visions of a Public Realm*, Runstad Affiliate Fellows Presentation, Impact Hub, Seattle, WA, September 27, 2016
- Moderator, *2016 Urban Housing Forum: Room for Growth*, AIA Seattle, Seattle, WA, April 25, 2016
- Panelist, 'In pursuit of Architectural Essence', *Conversations with Contemporaries*, in conjunction with Louis Kahn Exhibit, Bellevue Arts Museum, Bellevue, WA, April 2, 2016
- Presenter, 'UW HALA Studio', *HALA Community Conversation*, Seattle City Neighborhood Council, Hamilton Middle School, Seattle, WA, March 30, 2016
- Affiliate Fellow, Runstad Center for Real Estate Studies, College of Built Environments, University of Washington, Seattle, WA, September 2015-2016
- Panelist, 'Cross-Sector Collaboration and Interdepartmental Implementation: Lessons Learned from Seattle's Housing Livability and Affordability Agenda', Puget Sound Regional Council, Seattle, WA, February 18, 2016
- Panelist, *Zoning :: Equity*, in conjunction with 2015 Seattle Design Festival, B9 Architects, Seattle, WA, September 22, 2015
- Moderator, *UW Uptown Arts Studio*, Queen Anne Community Council, Seattle, WA, September 1, 2014
- Panelist, 'Reflections on Sustainability', University of Washington, November 19, 2010
- Guest Critic, MArch Thesis Reviews, Washington State University, 2010
- Juror, AIA Seattle Project of the Month Awards, 2010
- Artist Selection Committee, Factoria Recycling and Transfer Station, 4Culture, 2009
- Featured Guest, "The Future of Housing", *Weekday*, KUOW, August 5, 2009
- Juror, AIA Kentucky Honor Awards Program, August 18, 2009
- Introductory Speaker, AIA Future Shack Program, September 5, 2009
- Panelist, 'Reflections on the AIA Honor Awards', March 20, 2008, Seattle, WA
- Juror, North Carolina AIA Triangle Honor Awards Program, March 29, 2008, Seattle, WA
- Selection Panelist, 2008 Design Achievement Awards, *Seattle Homes and Lifestyles*, Seattle, WA
- Moderator, 2001 AIA Seattle Conceptual Awards Program, Seattle, WA
- Paper Referee, 1996 ACSA Annual Meeting, Boston, MA
- Moderator, 1996 ACSA Annual Meeting, Boston, MA
- Moderator : 1995 ACSA Annual Meeting, Seattle, WA
- Panelist: 1995 Architect/Educator Forum sponsored by Seattle Chapter AIA

f. Papers presented, lectures, panels, guest critic, etc. (cont.)

- Panelist: “Tower to Tower: Images of Architectural Education and Practice” sponsored by AIAS, 1995
- Panelist: “Tower to Tower: Images of Architectural Education and Practice” sponsored by AIAS, 1995
- Paper Referee: ACSA 82nd Annual Meeting, Montreal, Canada, 1994
- "Recent Work of Adams/Mohler Architects: Projects at Three Scales," College of Architecture and Urban Planning Lecture Series, University of Washington, 1994
- Housing Density and Affordability Workshop, University of Washington, 1991
- Introductory Speaker, AIA/Seattle Times Home of the Year Program, 1991
- Speaker, Seattle City Council Hearing, Seattle Center Master Plan, 1989
- Speaker, Downtown Seattle Merchants Association, 1988
- Guest Critic: Temple University, 1986
- Guest Critic: University of Pennsylvania, 1984-86
- Guest Critic: New Jersey Institute of Technology, 1984-85

RESEARCH

a. Employment Record

<u>Institution</u>	<u>Position</u>	<u>Dates</u>
Snohomish County Public Utility District #1	Principal Investigator	1994-95
Department of Architecture University of Washington / Washington State Department of Community Development	Contributing Researcher & Author	1992-93
Graduate School of Fine Arts University of Pennsylvania	Production Editor & Co-Editor	1983-84
Center for Environmental Design & Planning, University of Pennsylvania	Research Assistant	1983

b. Proposal writing and submission

- *Fair City Toolkit*, Population Health Pilot Research Grant Application, University of Washington, Contributor with Principal Investigator Jeffrey Hou, July, 2017
- *UW Center for Wood Innovation: Grow Your City!*, USDA Wood Innovations Grant Application, Contributor with Principal Investigators Susan Jones and Indroneil Ganguly, University of Washington, January 2017
- *Housing Affordability and Density: Regulatory Reform and Design Recommendations*, University of Washington / Washington State Department of Community Development, Assistant, 1991

c. Published reports, reviews, books, etc.

- “A City to Love – Auckland’s Visions of a Public Realm”, *Arcade, the Northwest Journal for Architecture and Design*, Co-Author, Co-Editor with the 2015-16 University of Washington Runstad Affiliate Fellows, Fall 2017
- *HALA Studio – Re-envisioning Wallingford* (Architecture 503 Studio Publication), 2015

c. Published reports, reviews, books, etc. (cont.)

- *Uptown Arts – Re-envisioning Lower Queen Ann* (Architecture 403/506 Studio Publication), 2014
- *Murcutt/Australia Studio 2012* (Architecture 503 Studio Publication), 2012
- *METROpolis 2030 – Rapid Ride in Shoreline* (Architecture 403/506 Studio Publication), 2012
- 'Mind the Ride', Column 5 (UW Architecture Department Journal), 2012
- *METROpolis 2030 – Transit Oriented Development at Northgate* (Architecture 403/506 Studio Publication), 2011
- *METROpolis 2030 – Transit Oriented Development at Northgate* (Architecture 403/506 Studio Publication w/ Susan Busch), 2010
- *Seattle 3X4 – Exploring Seattle's Multifamily Code Update* (Architecture 403/506 Studio Publication w/ Brad Khouri), 2009
- "An Adaptable Aquatic Center", *FormZ joint Study Report, 2005-2006*, Introduction
- *Common Place – Toward Neighborhood and Regional Design*, University of Washington Press, Chapter Co-Author w/ Doug Kelbaugh, 1997
- *Substation Prototypes*, College of Architecture and Urban Planning for the Snohomish County PUD #1, Principal Investigator / Author, 1995
- *Designing for Density, Ideas for More Compact and Affordable Housing*, Department of Architecture, University of Washington for the Washington State Department of Community Development, Contributing Researcher / Author, 1993
- "Practice, Education and the Discipline of Architecture," *Arcade, the Northwest Journal for Architecture and Design*, Author, May/June 1992, pp. 6-7
- *VIA 7, The Architectural Journal of the Graduate School of Fine Arts, University of Pennsylvania - "The Building of Architecture"*, MIT Press, Co-Editor, Production Editor, 1984
- *The Metal Cornice, Yesterday, Today and Tomorrow*, Center for Environmental Design and Planning, University of Pennsylvania, Research Assistant, 1984
- *East Central Precinct Campus Development Plan*, Center for Environmental Design and Planning, University of Pennsylvania, Research Assistant, 1983-84
- *Pitman, NJ - The Revitalization of the Downtown*, Center for Environmental Design and Planning, University of Pennsylvania, Research Assistant, 1983

PROFESSIONAL PRACTICE

a. Employment Record

<u>Firm</u>	<u>Position</u>	<u>Dates</u>
Mohler + Ghillino Architects Seattle, WA	Principal	2013-present
Adams Mohler Ghillino Architects Seattle, WA	Principal	2002-2013
Adams Mohler Architects Seattle, WA	Principal	1991-2002
Kelbaugh, Calthorpe and Associates Seattle, WA	Associate	1989-90

a. Employment Record (cont.)

Olson Sundberg Architects Seattle, WA	Project Architect	1986-89
Venturi, Rauch and Scott Brown Philadelphia, PA	Designer/Draftsman	1985-86
Kelbaugh & Lee Architects Princeton, NJ	Project Designer	1984-85
Mitchell/Giurgola Architects Philadelphia, PA	Designer/Draftsman	1983-84
Ewing, Cole, Cherry, Parsky Architects Philadelphia, PA	Designer/Draftsman	1982
Nels L. Larson, Architect Haverford, PA	Project Designer	1980-81

b. Professional registration

Idaho	No. AR-986027	2016
NCARB Certification	No. 49,834	1998
Washington	No. 5660	1991
Pennsylvania	No. EX-10267	1986

c. Professional Practice

Mohler + Ghillino Architects Seattle, WA	Principal	2013-present
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Residential Projects

- Binion Residence (remodel), Seattle, WA
- Batten Residence (remodel), Seattle, WA
- Abel Residence (remodel), Bellevue, WA
- Rico Residence, Seattle, WA
- Villanueva Residence II, Seattle, WA
- Solomon Residence (remodel), Seattle, WA
- Scharenberg/Beitz Residence, Seattle, WA
- Villanueva Residence w/ ADU, Seattle, WA
- Salas-Moreno Carport, Seattle, WA
- Wilson/Maas Condominium (remodel), Seattle, WA
- Birrer/Marcus Residence (remodel), Seattle, WA
- Barclay Court Residence (remodel), Seattle, WA
- Hoole Residence (remodel), Seattle, WA
- Kaufman Residence, Seattle, WA
- Samuelly Residence (remodel), Mercer island, WA
- Shifty 4.0 Residence, Seattle, WA
- Tarjoto Residence (remodel), Seattle, WA
- Tanneberg/Peterson Residence (remodel), Seattle, WA
- Carver Cabin Addition, Lake Wenatchee, WA
- Scharenberg/Beitz Residence (remodel), Seattle, WA
- Jennings Residence, Normandy Park, WA
- Shurtleff Residence (remodel), Seattle, WA

c. Professional Practice (cont.)

Commercial Projects

- 'The Beacon', Sun Valley, ID (w/ Rob Pena)
- Definitive Audio Showroom (remodel), Bellevue, WA
- Definitive Audio Showroom (remodel), Seattle, WA

Adams Mohler Ghillino Architects Principal 1991-2002
Seattle, WA

- Flip/Flop House(s), Seattle, WA
- Hansen/Reddy Residence, Bellevue, WA
- Falk Residence, Seattle, WA
- Lake Wenatchee Cabin, Lake Wenatchee, WA
- Idaho Residence, Cambridge, Id
- Stewart Residence, Seattle, WA
- Whitson/Schwartz Residence, Roslyn, WA
- Dean Cabin, Leavenworth, WA
- Markowitz Residence Residence, Seattle, WA
- Barclay Court Residence, Seattle, WA
- Smith Residence (remodel), Seattle, WA
- Tierra Village, Leavenworth, WA
- Ingraham Residence (remodel), Seattle, WA
- Lobanov Residence, Seattle, WA
- Cedarstrand Residence (remodel), Seattle, WA
- Novak Cabin, Lopez Island, WA
- Gaslight Inn (remodel), Seattle, WA

Commercial Projects

- Northern Lights Ventures Offices, Seattle, WA
- Motore Coffee, Seattle, WA
- Methodologie Headquarters (renovation), Seattle, WA
- Brandrud Furniture Headquarters (renovation), Auburn, WA
- Brandrud Furniture Showroom, Chicago, IL

Adams Mohler Architects Principal 1991-2002
Seattle, WA

Residential Projects

- Crahan Residence, Elk, CA
- Gamble Residence, Lopez, Island, WA
- Bottner Residence, Orcas Island, WA
- Schmidt Residence (remodel), Seattle, WA
- Scholz Residence (remodel/addition), Seattle, WA
- Grekin/Flavin Residence (remodel/addition), Seattle, WA
- Sawhney Residence (remodel/addition), Bellevue, WA
- Gamble Residence (remodel), Seattle, WA
- Washington Institute, Duvall, WA
- Bor Residence (remodel), Seattle, WA
- Maros Remodel, Burien, WA
- Onorato Residence, Bainbridge Island, WA
- Senechal Residence (remodel), Seattle, WA
- Thompson/Szombathy Residence (remodel), Seattle, WA
- Bennett Residence (remodel), Seattle, WA
- Williams Residence (remodel), Bellevue, WA
- Becker Residence (remodel), Mercer Island, WA
- Lake Residence (project), Mercer Island, WA

c. Professional Practice (cont.)

- Moses Residence (project), Seattle, WA
- Heidenreich Residence (remodel), Redmond, WA (project)
- Phinney Ridge Residence, Seattle, WA (project)
- Banti Lodge, Cle Elum, WA (project)
- Anderson Residence and Studio, Seattle, WA (project)
- Dane Residence (remodel), Carnation, WA (project)

Commercial Projects

- Seattle's Best Coffee Core Store Prototypes, various locations Internationally
- The Stable Building (renovation), Seattle, WA
- Adams/Mohler Offices, Seattle, WA
- Durst Grocery Store (renovation), Portland, OR
- Rainier Oven Building (renovation), Seattle, WA
- Rhodes Regan & Smith Headquarters, Seattle, WA
- Symphonica, Seattle, WA
- Garden Botanika Color Studio, various locations nationally
- Guido's Pizza Greenlake, Seattle, WA
- Rainier Oven Building, Seattle, WA
- Seattle Gear Corporate Headquarters (renovation), Seattle, WA
- Starbucks Coffee Company Core Store Prototypes, various locations Internationally
- Starbucks Coffee Company Corporate Headquarters, Seattle, WA
- Today's Traveler, Redmond, WA
- Guido's Pizza Greenlake, Seattle, WA
- Seattle Gear Corporate Headquarters, Seattle, WA
- Definitive Audio Showrooms, Offices and Warehouse, Bellevue, WA
- Definitive Audio Showrooms, Offices and Warehouse, Seattle, WA
- The Herbalist, Seattle, WA
- SPoT Bagel Bakery at the Newmark, Seattle, WA
- SPoT Bagel Bakery Queen Anne, Seattle, WA
- SPoT Bagel Bakery at Wallingford Center, Seattle, WA
- SPoT Bagel Commercial Baking and Production Facility, Seattle, WA
- SPoT Bagel Commercial Baking and Production Facility, San Francisco, CA
- District 5 Restaurant (project), San Francisco, CA
- La Batelle French Bakery/Café, Broadway Market, Seattle, WA
- Longshoreman's Daughter Restaurant, Seattle, WA
- New City Theater Planning Study and Cabaret Remodel, Seattle, WA
- Adams Mohler Ghillino Offices, Seattle, WA

Kelbaugh Calthorpe & Associates Associate 1989-1990
Seattle, WA

- Place Jacques-Cartier, International Urban Design Competition, Montreal, PQ, co-designer w/ Rik Adams
- Snoqualmie Ridge PGA Tournament Players Club, Invited Design Competition, Snoqualmie, WA, member competition team
- Washington Pass Visitor's Center, Okanogan National Forrest, WA , member project team
- Stadium Master Plan, Turin, ITALY , member project team
- Potter Residence, Seattle, WA (Project), project architect
- Thompson/Szombathy Residence, Seattle, WA (Project), project architect

c. Professional Practice (cont.)

Olson Sundberg Architects Project Architect 1986-1989
Seattle, WA

- Benach Residence, Lake Forest, IL, project architect
- Schneider Residence, Hunts Point, WA, project architect
- Haumerson Residence, Seattle, WA (project), project architect
- Ketcham Residence, Vancouver, BC (project), project architect
- University Street LID Invited Urban Design Competition, Seattle, WA (project), co-designer w/ Rik Adams
- University of Washington Publication Services Building Design/Build Competition, Seattle, WA, member competition team
- Seattle Art Museum Donor Presentations, co-designer

Venturi, Rauch and Scott-Brown Designer/Draftsman 1985-86
Philadelphia, PA

- National Gallery Sainsbury Wing, London, England, member competition/project team
- Laguna Gloria Art Museum, Austin, TX (project), member project team
- Furness Building Restoration, Philadelphia, PA, member project team
- East Campus Residential College, Duke University, Durham, NC (project), member project team
- Discovery House, New Primate Facility, Philadelphia Zoo, Philadelphia, PA, member project team, exhibit design
- Jacksonville Center, Jacksonville , FL (project), member project team

Kelbaugh & Lee, Architects Project Designer 1984-85
Princeton, NJ

- Newport News Cultural Arts Center Competition, Newport News, VA, member competition team
- Sports and Specialist Cars showroom renovation, Trenton, NJ, project designer
- Chesmont Engineering office/industrial building, Eagle, PA, project designer
- Benson Residence, Princeton, NJ (project), project designer

Mitchell/Giurgola, Architects Designer/Draftsman 1983-84
Philadelphia, PA

- Knoll International assembly and shipping facility, East Greenville, PA, member project team

Ewing, Cole, Cherry, Parsky Designer/Draftsman 1982
Philadelphia, PA

- Temple University Medical School office building, Philadelphia, PA, member project team
- Shared Medical Systems Corporate Headquarters, Malvern, PA, member project team

Nels L. Larson, Architect Project Designer 1980-81
Haverford, PA

- Kohl Residence, Bryn Mawr, PA, project designer
- Haverford College Biology Department expansion, Haverford PA (project), project designer

c. Professional Practice (cont.)

Independent Work	Collaborator	1985-90
<ul style="list-style-type: none"> • Seattle Center Master Plan, member project team w/ Seattle Center Study Group, 1989-90 • Seattle's Four-In-One International Housing Design Competition, co-designer w/ Rik Adams, 1988 • Philadelphia City Visions International Urban Design Competition, co-designer w/ Jim Bradberry & Perry Kulper, 1985 		

d. Awards, citations, certificates, etc.

Work with Mohler + Ghillino Architects

- *Best of Houzz 2017*– Design, www.houzz.com, February, 2017
- *Best of Houzz 2016* – Design, www.houzz.com, February, 2016
- *Best of Houzz 2015* – Design/Client Service, www.houzz.com, February, 2015
- *Best of Houzz 2014* – Design/Client Service, www.houzz.com, February, 2014
- Selected Project (FlipFlop House(s)), AIA Seattle *Explore Design* Home Tour, September, 2013

Work with Adams Mohler Ghillino Architects

- Selected Project (View Residence), AIA Seattle Tour of Architects, March 2012
- “Editor’s Picks”, *Northwest Home Magazine*, 2012
- “Editor’s Picks”, *Northwest Home Magazine*, 2011
- AIA Seattle/Seattle Times *Future Shack* Winning Project, Falck Residence, September 12, 2010
- AIA Seattle *Project of the Month*, Flip/Flop House(s), September 15, 2010
- “Seattle 100: The People, Places and Things that Define Seattle Design”, *Seattle Homes and Lifestyles*, 2010
- “10 Great Houses of 2010”, *Builder Magazine*, December, 2010.
- “Seattle 100: The People, Places and Things that Define Seattle Design”, *Seattle Homes and Lifestyles*, 2009
- AIA Seattle/Seattle Times *Future Shack* Winning Project, Flip/Flop House(s), September 13, 2009
- Home of the Year, Falck Residence, *Seattle Homes and Lifestyles*, 2009
- “Top 50 Northwest Architects”, *Northwest Home and Garden*, 2009
- “Seattle 100: The People, Places and Things that Define Seattle Design”, *Seattle Homes and Lifestyles*, 2008
- “Top 50 Northwest Architects”, *Northwest Home and Garden*, 2008
- “Seattle 100: The People, Places and Things that Define Seattle Design”, *Seattle Homes and Lifestyles*, 2007
- “Top 50 Northwest Architects”, *Northwest Home and Garden*, 2007
- “Seattle 100: The People, Places and Things that Define Seattle Design”, *Seattle Homes and Lifestyles*, 2006
- “Top 50 Northwest Architects”, *Northwest Home and Garden*, 2006
- AIA/Seattle Times Home of the Year, Barclay Court, 2004
- "Best of Show" IIAD Award, Neocon, Chicago, Brandrud Furniture, 2003
- First Place, ASID Northwest Design Awards, Brandrud Furniture, 2003
- AIA/Seattle Times Home of the Month, Barclay Court, 2003

Work with Adams Mohler Architects

- Honor Award, NW Pacific Region AIA, Stable Building, 2001
- Citation, Seattle/ Washington State AIA Honor Awards, Stable Building, 2001

d. Awards, citations, certificates, etc. (cont.)

- Historic Seattle "Preservation In My Neighborhood" Award, Columbia Cafe and Grayson/Brown Buildings, 2001
- "DJC/AIA Project of the Month", Stable Building, 2001
- Merit Award, International Association of Lighting Designers Awards Program for Spot Bagel Newmark, 1995
- Honorable Mention, Northwest/Pacific Regional AIA, SPoT Bagel Bakery, 1993
- Honor Award, Seattle Chapter AIA, SPoT Bagel Bakery, 1992
- Winning Submission, SPoT Bagel Bakery Regional Design Competition, Seattle, WA, 1991

Work with Kelbaugh Calthorpe and Associates

- Wood Design Honor Award, Honor Award, Washington Pass Rest Facility, member project team, 1997
- Honor Award, Seattle Chapter AIA, Washington Pass Rest Facility, member project team, 1995
- First Place, Place Jaques-Cartier International Urban Design Competition, Montréal, PQ, lead designer w/ Rik Adams, Einar Jarmund and Doug Kelbaugh, one of five first place awards from 126 submissions, 1990

Work with Olson Sundberg Architects

- Winning Submission, University of Washington Publication Services Building Regional Design/Build Competition, member competition team, 1988
- Winning Submission, University Street Local Improvement District Invited Design Competition, co-designer w/ Rik Adams, 1987

Work with Venturi, Rauch & Scott Brown

- National AIA Honor Award, Furness Building Restoration, University of Pennsylvania, member project team, 1993
- National AIA Honor Award, National Gallery Sainsbury Wing, London, member competition/project team, 1992
- Merit Award, Philadelphia Chapter AIA, Furness Building Restoration, University of Pennsylvania, member project team, 1991
- Distinguished Building Award, Pennsylvania Society of Architects, Furness Building Restoration, University of Pennsylvania, member project team, 1991
- Merit Award, Philadelphia Chapter AIA, World of Primates Exhibit, Philadelphia Zoo, member project team, 1987
- Winning Submission, National Gallery Sainsbury Wing International Invited Design Competition, London, member competition team, 1986

Work with Kelbaugh and Lee Architects

- Third Place, Newport News Cultural Arts Center International Design Competition, member competition team, 105 projects submitted, 1984

d. Awards, citations, certificates, etc. (cont.)

Independent Work

- Second Place, Seattle's "Four-in-One" International Housing Design Competition, co-designer with Rik Adams, 128 projects submitted, 1988
- Honorable Mention, Philadelphia City Visions International Urban Design Competition, co-designer with Jim Bradberry & Perry Kulper, 127 projects submitted, 1985

e. Publication of design, planning, etc. in journals, reviews by others

Work with Mohler + Ghillino Architects

- Colin Flavin, 'Revive the Spirit of Midcentury Modern Design in a New Home', www.houzz.com, Wall House, January 17, 2017 (online)
- Catherine Smith, 'Essential Questions to Ask Before You Build a Granny Flat', www.houzz.com (New Zealand), Flip/Flop House(s), August 28, 2016 (online)
- Sandy Deneau Dunham, 'How two dreams became one View Ridge home', *Pacific NW Magazine*, Lobanov Residence, July 15, 2016
- Falon Mihalic, 'Architecture : Vivre en pleine nature', www.houzz.com, Lopez Island Compound, March 12, 2016 (online)
- Jennifer Ott, 'Exterior Color of the Week: Tasteful Taupe', www.houzz.com, View Residence, September 28, 2015 (online)
- Eric Reinholdt, 'Guida alla Progettazione: il Compensato come Finitura', www.houzz.com, View Residence, September 26, 2015 (online)
- Annie Thornton, 'Details Bring 15 Patios to Life', www.houzz.com, Flip/Flop House(s), September 13, 2015 (online)
- Елена Веселова, 'Хороший вопрос: Зачем дому крыльцо?', www.houzz.com, Flip/Flop House(s), August 24, 2015 (online)
- Eric Reinholdt, 'Contrachapado: Un material versátil ideal para presupuestos bajos', www.houzz.com, View Residence, August 15, 2015 (online)
- Eric Reinholdt, 'Architektur: Gebäude, die über der Landschaft schweben', www.houzz.com, View Residence, July 21, 2015 (online)
- Eric Reinholdt, 'Design Workshop: Is an Ethanol Fireplace Right for You?', www.houzz.com, Wall House, June 30, 2015 (online)
- Eric Reinholdt, 'Design Workshop: s an In-Law Unit Right for Your Property?', www.houzz.com, Flip/Flop House(s), May 19, 2015 (online)
- Eric Reinholdt, "Design Workshop: Plywood as Finish", www.houzz.com, View Residence, April 8, 2015 (online)
- Mike Powell, '\$2,950,000 Homes in Miami, California and Louisiana', *The New York Times*, www.nytimes.com, Prow House, February 11, 2015 (online)
- John Harris, "Sunlight Used Right", www.houzz.com, Indigo Lane House, October 13, 2013 (online)
- Shannon O'Leary, 'Explore Design Home Tour', *Seattle Home Magazine*, Flip/Flop House(s), September, 2013, pp. 13-19
- Sean Keely, "Tangletown's Flip-Flop House Offers Multi-Unit Alternative", *Curbed Seattle*, September 12, 2013 (online)
- Becky Harris, "Houzz Tour – Lopez Island Compound", www.houzz.com, September 13, 2013 (online)

Work with Adams Mohler Ghillino Architects

- Christine Pratt, 'Tierra to build rural adult care home', *Wenatchee World*, May 18, 2012
- Clair Enlow, 'Trying something new and old in a single family neighborhood', Flip/Flop House(s), *Daily Journal of Commerce*, September 15, 2010, p. 3

e. Publication of design, planning, etc. in journals, reviews by others (cont.)

- Rebecca Teagarden, 'Future Shack 2010' (Falck Residence), *Pacific Northwest*, September 12, 2010, p. 12-18, p. 20
- Jenny Sullivan, 'Design of the Times' (Cover Story – Flip/Flop House(s)), *Builder*, July 2010
- Giselle Smith, 'Model Remodel', (Cover Story-Smith Residence), *Seattle Homes and Lifestyles*, January/February, 2010.
- *Perspectives on Design Pacific Northwest* (Markowitz Residence), Panache Publishing, 2010, cover, p. 102-105
- Giselle Smith, "Winning Design" (Home of the Year – Falck Residence), *Seattle Homes and Lifestyles*, November/December, 2009, p. 60-66
- Elizabeth Rhodes, "Striking layout provides home a new character" (Barclay Court), *Seattle Times*, August 17, 2003
- Rebecca Teagarden, "Designs on the Future" (Future Shack - Flip/Flop House(s)), *Pacific Northwest*, September 13, 2009, p. 12-18
- Lindsey Roberts, "Cornered" (Markowitz Residence), *Seattle Homes and Lifestyles*, July/August, 2009, p. 58-63
- Editors, "Adams Mohler Ghillino in Seattle 100: The People Places and Things That Define Seattle Design", *Seattle Homes and Lifestyles*, January/February, 2009
- Rebecca Teagarden, "Kitchen Unconfidential", *Pacific Northwest*, Hepburn Kitchen, January 4, 2009, p. 12-14
- Editors, "Treading Lightly" (Icicle Creek Cabin) in *The Good Life*, December, 2008, p. 24-26
- Sheila Mickool, "Top 50 Northwest Architects" in *Northwest Home and Garden*, Nov/Dec, 2008.
- Editors, "Adams Mohler Ghillino in Seattle 100: The People Places and Things That Define Seattle Design", *Seattle Homes and Lifestyles*, January/February, 2008.
- Sheila Mickool, "Top 50 Northwest Architects" in *Northwest Home and Garden*, Nov/Dec, 2007
- Rebekah L. Fraser, "Trends in Teas and Tisanes" (Remedy Teas – cover image), *Fresh Cup*, October, 2007, cover, p. 47
- Editors, "Adams Mohler Ghillino in Seattle 100: The People Places and Things That Define Seattle Design", *Seattle Homes and Lifestyles*, January/February, 2007
- Sheila Mickool, "Top 50 Northwest Architects" in *Northwest Home and Garden*, Nov/Dec, 2006, p. 72
- Alison Lind, "Adams Mohler Ghillino #41 in Seattle 100: The People Places and Things That Define Seattle Design", *Seattle Homes and Lifestyles*, February, 2006, p. 59
- Kate Silver, "Coffee and... Motore Coffee" in *Seattle Weekly*, December 21, 2005
- Editors, "Vespas Inspire New Chain of Coffee Cafes" (Motore Coffee) In *Daily Journal of Commerce*, July 7, 2005
- Robin Updike, "House of Glass and Light" (Barclay Court), *American Style*, April, 2005, p. 58-65
- Dean Stahl, "Flip/Flop for the Future" (Flip/Flop House), *Pacific Northwest*, March 27, 2005, p. 28-35
- Elizabeth Rhodes, "Savvy In four stories" (Barclay Court), *Pacific Northwest*, March 14, 2004, cover, p. 14-16

Work with Adams Mohler Architects

- "The New Western Kitchen" (Sawhney Remodel and Addition), *Sunset*, February 2002, p. 66-67, p. 70-75

e. Publication of design, planning, etc. in journals, reviews by others (cont.)

- "AIA awards celebrate new school of simplicity" (Stable building), *Daily Journal of Commerce*, October 24, 2001, p. 2-3
- Clair Enlow, "DJC/AIA Project of the Month" (Stable Building), *Daily Journal of Commerce*, April 4, 2001, p. 3
- Editors, "Built Work, Adams/Mohler" In *Arcade*, Seattle, WA, Spring, 2000
- Editors, "Rainier Oven Building Restoration" in *Arcade*, Seattle, WA, Spring, 1999
- Entwistle, Jill, *Designing with Light*, East Sussex, UK, Rotovision, SA, 1999, pp. 136-137
- Currimbhoy, Nayana, *Designing Entrances for Retail and Restaurant Spaces*, Gloucester, MA, Rockport, 1999, p. 128
- Editors, "Rainier Oven Building" in *Daily Journal of Commerce*, Seattle, WA, February 3, 1999
- Pegler, Martin, *Cafes and Bistros*, New York, RPC, 1998, cover, pp. 80-82
- Jeremy Meyerson, *International Lighting Design*, London, Calmann and King, 1997, pp. 118-119
- Randall Whitehead, *Commercial Lighting Design*, Rockport, MA, AIA Press, 1996, cover, pp. 80-82
- Wanda Jankowski, *Luminaires*, Glen Cove, NY, PBC International, 1996, pp. 14-17
- Editors, "IALD Awards Program", *Architectural Lighting Magazine*, July/August 1995
- Editors, "Lava Lamp Hits the Spot", *Architectural Record Lighting*, May 1995
- Christina Traughtwein, "Sights and Sounds", *Architectural Lighting Magazine*, January/February, 1995
- John Hinterberger, "A Fremont restaurant that's worth its salt," *Seattle Times*, May 6, 1994
- Susan Broocks, "Fremont Eatery Serves it Longshoreman's Style", *North Seattle Press*, April 13-26, 1994
- AIA Seattle, *Generations, 1992 Honor Awards Catalogue*, Dec. 1993, p. 3
- Clare Enlow, "Small is beautiful for AIA awards '92," *Daily Journal of Commerce*, Nov. 1992, pp. 2-3
- Editor, "Spot Bagel opens downtown outlet," *Daily Journal of Commerce*, Oct. 1992, p. 3
- Gayle S. Bian: "Here Spot," *TWIST Weekly*, Oct. 1992, p. 14
- Editor, *Zyzyva, the last word: west coast writers and artists*, Fall 1991, p. 136
- Paul Goldberger, "Beyond the Master's Voice," *New York Times Magazine*, Oct. 1991, p. 32, p. 34

Work with Kelbaugh, Calthorpe and Associates

- AIA Seattle, *1995 Honor Awards Catalogue*, Dec. 1995
- Ville de Montréal, *Le Concours International de Montréal Place Jacques-Cartier*, March 3, 1993
- Gary Gilbert, "Ceci n'est pas un concours," *Arcade*, Volume XII, No.1, June 1991, p. 12-13
- Mark Poddubiuk, "Les Concours International pour La Place Jacques-Cartier," *Architecture Quebec*, Volume 59, Feb. 1991
- Morton Rubinger, "Perspective," *Canadian Architect*, Nov. 1990, p. 6

e. Publication of design, planning, etc. in journals, reviews by others (cont.)

- Ricardo L. Castro, "Place Jaques-Cartier offers fertile ground for design ideas," *The Gazette Montréal*, Oct. 6 1990, p. J6

Work with Olson Sundberg Architects

- Victoria Lautman, "The Naturals," *Chicago Tribune Magazine*, April 5, 1992, p. 16-19
- Editors, "Publication Services Building University of Washington," *Daily Journal of Commerce*, December 8, 1990, cover
- Peter Staten, "A Charming New Outfit for University Street," *Seattle Weekly*, January 27-February 2, 1987, p. 17-18

Work with Venturi, Rauch & Scott Brown

- Colin Amery, *A Celebration of Art and Architecture*, London, National Gallery Publications, 1991, p. 64
- Rowan Moore, "Learning from London", *Progressive Architecture*, August, 1991, p. 80-87
- Phillip Arcidi, "Mending a 'Difficult Whole'", *Progressive Architecture*, May, 1991, cover, pp. 82-89
- Editors, "Musee D'Art Laguna Gloria", *L'Architecture d'Aujourd'hui*, February, 1991, cover, p. 97
- Editors, "Primate Center", *A+U*, June, 1990, cover, pp. 44-47
- Stanislaus Von Moos, "Body Language and Artiface", *A+U*, June, 1990, pp. 121-122
- Sylvia Lavin, "Artistic statements - Venturi, Rauch and Scott Brown disclose the plans for three new museum projects," *Interiors*, November, 1987, cover, pp.131-137, 166
- Robert Maxwell, "Due musei negli USA di Venturi - Rauch - Scott Brown," *Casabella*, November, 1987, pp. 36-37
- Stanislaus von Moos, *Venturi, Rauch and Scott Brown – Buildings and Projects*, 1987, p. 44, p. 238
- James Poteet, Robert Veselka, "Laguna Gloria Art Museum, Austin, Texas," *Center: A Journal for Architecture in America*, 1987, pp. 76-79
- Karen D. Stein, "Animal House - World of Primates," *Architectural Record*, February, 1987, pp. 120-125
- D. Turner, "Austin's New Laguna Gloria Museum," *Site*, Summer 1985
- P. Holmes, "New Austin Museum Shown as Work in Progress," *Houston Chronicle*, April 20, 1985

Independent Work

- Ann de Forest, 'The Spark And Influence of City Visions 30 Years Later', www.hiddencityphila.org, September 2, 2016 – Philadelphia City Visions Competition Entry
- Seattle Department of Community Development, *The Seattle Competition Catalogue*, 1989,
- Nancy Bartley, "Downtown housing emphasizes humaneness," *Seattle Times*, July 22 1988, pp. D1-D2
- City of Philadelphia, *Philadelphia City Visions Competition Catalogue*, Summer, 1985

f. Exhibitions of Professional Work.

Work with Mohler + Ghillino Architects

- Headlines Exhibit, University of Washington, 2017
- Headlines Exhibit, University of Washington, 2015
- *Tectonics*, University of Washington Department of Architecture, 2013
- AIA Seattle *Explore Design* Home Tour Exhibit, AIA Seattle Gallery, September, 2013

Work with Adams Mohler Ghillino Architects

- Headlines Exhibit, University of Washington, 2005-2013, various projects
- Firm Exhibit, University of Washington Department of Architecture, 2006

Work with Adams Mohler Architects

- AIAS Professional Exhibit, University of Washington, 1987-1993, various projects
- Northwest/Pacific Regional AIA Honor Awards Exhibit, Bozeman, MT, 1993, SPoT Bagel Bakery
- AIA Honor Awards Exhibition, Yakima & Seattle, WA, 1992, SPoT Bagel Bakery

Work with Kelbaugh, Calthorpe and Associates

- AIA Honor Awards Exhibition, Seattle, WA, 1995, Washington Pass Visitor's Center
- Place Jacques-Cartier International Urban Design Competition Exhibition, Montréal, Canada, 1990

Work with Olson Sundberg Architects

- University Street Local Improvement District Competition Exhibition, Rainier Square, Seattle, WA, 1988
- Downtown Seattle Exhibition, Century Square, Seattle, WA 1988, University Street LID

Work with Venturi Rauch and Scott Brown

- University of Pennsylvania Professional Archives Exhibit, Philadelphia, PA, 1991, Furness Building Restoration

Work with Kelbaugh and Lee Architects

- Newport News Cultural Arts Center International Design Competition Exhibit, University of Pennsylvania, Philadelphia, PA, 1984

Independent Work

- National Association of Housing and Re-Development Convention, Seattle, WA, 1989, Four-in-One Housing Competition Bellevue Forum, Bellevue, WA, 1989, Four-in-One Housing Competition
- Seattle's Four-in-One International Downtown Housing Design Competition Exhibition, 1201 Third Avenue, Seattle, WA, 1988
- Governor's Housing Conference, Seattle, WA, 1988, Four-in-One Housing Competition
- Philadelphia City Visions International Urban Design Competition Exhibition, The Bourse, Philadelphia, PA, 1985

SCHOLARSHIP/RESEARCH

- *HALA Studio – Re-envisioning Wallingford* (Architecture 503 Studio Publication), 2015
- *Uptown Arts – Re-envisioning Lower Queen Ann* (Architecture 403/506 Studio Publication), 2014
- *Murcutt/Australia Studio 2012* (Architecture 503 Studio Publication, 2012
- *METROpolis 2030 – Rapid Ride in Shoreline* (Architecture 403/506 Studio Publication), 2012
- 'Mind the Ride', Column 5 (UW Architecture Department Journal), 2012
- *METROpolis 2030 – Transit Oriented Development at Northgate* (Architecture 403/506 Studio Publication), 2011
- *METROpolis 2030 – Transit Oriented Development at Northgate* (Architecture 403/506 Studio Publication w/ Susan Busch), 2010
- *Seattle 3X4 – Exploring Seattle's Multifamily Code Update* (Architecture 403/506 Studio Publication w/ Brad Khouri), 2009
- "An Adaptable Aquatic Center", *FormZ joint Study Report, 2005-2006*, Introduction
- Paper Referee - 1996 ACSA Annual Meeting, Boston, MA
- Moderator - 1996 ACSA Annual Meeting, Boston, MA
- Principal Investigator - Prototype Substation Design Study for Snohomish County Public Utility District #1, 1995

TEACHING ASSIGNMENTS

a. Current course teaching assignments

Quarter	Course Number	Title	Credits
Spring '18	Arch 305	Graduate Studio	6 credits
Winter '18	Arch 501	Graduate Studio	6 credits
Fall '17	BE 405/505	Built Env. Studio	6 credits

b. Courses taught in previous academic years

University of Washington, Associate Professor of Architecture

Quarter & Year	Course Number	Title	Credits
Spring '17	CBE Futures	McKinley Studio	6 credits
Winter '17	Arch 501	Graduate Studio	6 credits
Fall '16	on leave	-	-
Spring '16	Arch 305	Graduate Studio	6 credits
Winter '16	Arch 501	Graduate Studio	6 credits
Fall '15	Arch 502/504	Graduate Studio	6 credits
Spring '15	Arch 305	Graduate Studio	6 credits
Winter '15	Arch 501	Graduate Studio	6 credits
Fall '14	Thesis Studio	Graduate Studio	6 credits
Spring '14	Arch 502/504	Graduate Studio	6 credits
Winter '14	Arch 501	Graduate Studio	6 credits
Fall '13	Arch 700	Thesis Studio	9 credits
Spring '13	Arch 305	Graduate Studio	6 credits
Winter '13	Arch 501	Graduate Studio	6 credits
Fall '12	Arch 503	Graduate Studio	6 credits
Summer '12	Arch 403/506	Graduate Studio	6 credits
Spring '12	Arch 502	Graduate Studio	6 credits
Winter '12	Arch 501	Graduate Studio	6 credits
Fall '11	Arch 500	Graduate Studio	6 credits
Summer '11	Arch 403/506	Graduate Studio	6 credits
Spring '11	Arch 305	Graduate Studio	6 credits
Winter '11	Arch 501	Graduate Studio	6 credits
Fall '10	Arch 500	Graduate Studio	6 credits
Summer '10	Arch 403/506	Graduate Studio	6 credits

b. Courses taught in previous academic years (cont.)

Spring '10	Arch 305	Graduate Studio	6 credits
Winter '10	Arch 501	Graduate Studio	6 credits
Fall '09	Arch 700	Thesis Studio	9 credits
Summer '09	Arch 403/506	Graduate Studio	6 credits
Spring '09	Arch 502	Graduate Studio	6 credits
Winter '09	Arch 304	Graduate Studio	6 credits
Fall '08	Arch 402/504	Graduate Studio	6 credits
Spring '08	Arch 700	Thesis Studio	9 credits
Winter '08	Arch 501	Graduate Studio	6 credits
Fall '07	Arch 303	Graduate Studio	6 credits
Spring '07	Arch 502	Graduate Studio	6 credits
Winter '07	Arch 501	Graduate Studio	6 credits
Fall '06	Arch 303	Graduate Studio	6 credits
Spring '06	Arch 502	Graduate Studio	6 credits
Winter '06	Arch 501	Graduate Studio	6 credits
Fall '05	Arch 303	Graduate Studio	6 credits
Spring '05	Arch 700	Thesis Studio	9 credits
Winter '05	Arch 501	Graduate Studio	6 credits
Fall '04	Arch 303	Graduate Studio	6 credits
Spring '04	Arch 700	Graduate Studio	6 credits
Winter '04	Arch 501	Graduate Studio	6 credits
Fall '03	Arch 303	Graduate Studio	6 credits
Spring '03	Arch 505	Graduate Studio	6 credits
Winter '03	Arch 501	Graduate Studio	6 credits
Fall '02	Arch 303	Graduate Studio	6 credits
Spring '02	Arch 305	Graduate Studio	6 credits
Winter '02	Arch 501	Graduate Studio	6 credits
Fall '01	Arch 303	Graduate Studio	6 credits
Spring '01	Arch 305	Graduate Studio	6 credits
Winter '01	Arch 501	Graduate Studio	6 credits
Fall '00	Arch 303	Graduate Studio	6 credits
Spring '00	On Leave	(Sabbatical)	
Winter '00	Arch 504	Graduate Studio	6 credits
Fall '99	Arch 303	Graduate Studio	6 credits
Spring '99	On Leave	(Sabbatical)	
Winter '99	Arch 504	Graduate Studio	6 credits
Fall '98	Arch 303	Graduate Studio	6 credits
Spring '98	On Leave	(Sabbatical)	
Winter '98	Arch 504	Graduate Studio	6 credits
Fall '97	Arch 303	Graduate Studio	6 credits
Spring '97	Arch 305	Graduate Studio	6 credits
Winter '97	Arch 501	Graduate Studio	6 credits
Fall '96	Arch 303	Graduate Studio	6 credits
Spring '96	Arch 305	Graduate Studio	6 credits
Winter '96	Arch 504	Graduate Studio	6 credits
Fall '95	Arch 303	Graduate Studio	6 credits
Spring '95	Arch 305	Graduate Studio	6 credits
Winter '95	Arch 501	Graduate Studio	6 credits
Fall '94	Arch 303	Graduate Studio	6 credits

University of Washington, Assistant Professor of Architecture

<u>Quarter & Year</u>	<u>Course Number</u>	<u>Title</u>	<u>Credits</u>
Spring '94	Arch 305	Graduate Studio	6 credits
Winter '94	Arch 301	U-Grad Studio	6 credits
Fall '93	Arch 303	Graduate Studio	6 credits

b. Courses taught in previous academic years (cont.)

Spring '93	Arch 305	Graduate Studio	6 credits
Winter '93	Arch 301	U-Grad Studio	6 credits
Fall '92	Arch 303	Graduate Studio	6 credits
Spring '92	Arch 305	Graduate Studio	6 credits
Winter '92	Arch 504	Graduate Studio	6 credits
Fall '91	Arch 303	Graduate Studio	6 credits
Spring '91	Arch 305	Graduate Studio	6 credits
Winter '91	Arch 302	U-Grad Studio	6 credits
Fall '90	Arch 303	Graduate Studio	6 credits
Spring '90	Arch 305	Graduate Studio	6 credits
Winter '90	Arch 302	U-Grad Studio	6 credits
Fall '89	Arch 303	Graduate Studio	6 credits

University of Washington, Lecturer in Architecture

<u>Quarter & Year</u>	<u>Course Number</u>	<u>Title</u>	<u>Credits</u>
Spring '89	Arch 302	U-Grad Studio	6 credits
Winter '89	Arch 302	Graduate Studio	6 credits
Fall '88	Arch 303	Graduate Studio	6 credits
Spring '88	Arch 302	U-Grad Studio	6 credits
Winter '88	Arch 302	U-Grad Studio	6 credits
Fall '87	Arch 503-05	Graduate Studio	6 credits
Spring '87	Arch 400	U-Grad Studio	6 credits
Winter '87	Arch 401	U-Grad Studio	6 credits
Fall '86	Arch 401	U-Grad Studio	6 credits

University of Pennsylvania, Instructor in Architecture

<u>Quarter & Year</u>	<u>Course Number</u>	<u>Title</u>	<u>Credits</u>
Summer '84	Pre Arch 500	Graduate Studio	6 credits

c. Individual instruction (Independent Master's Thesis)**Current individual instruction**

Architecture 700 - Master's Thesis

<u>Student</u>	<u>Credits</u>
Adam Clements	9 credits
Travis Huan	9 credits

Architecture 599 - Independent Thesis Research

<u>Student</u>	<u>Credits</u>
-	-

Previous individual instruction

Architecture 599/600 – Independent Thesis Research

<u>Student /Title</u>	<u>Term</u>	<u>Credits</u>
Adam Clements	Winter '17	9
Christian van Waasen	Spring '16	3
Emily Darling	Spring '16	3
Virginia Bradbury	Winter '16	3
Claire Rennhack	Spring '15	2
Cary Moran	Winter '15	4
Ben Ahern	Winter '15	4
Dechen Gonnot	Summer '14	1
Andrew Theis	Summer '13	3

c. Individual instruction (cont.)

Sean Kelly	Summer '12	3
Katie Hunt	Spring '12	3
Jesse Kingsley	Spring '12	3
George Maroussis	Spring '12	3
Julia Reeve	Winter '12	3
Jonathan French	Fall '11	3
Jessica Yu	Spring '11	3
Zachary Jensen	Spring '09	3
Devin Kleiner	Spring '06	3
Walter Grey	Spring '06	3
Chris Hawley	Fall '04	3
Ying Ying Kuo	Spring '04	3
Billy Stauffer	Spring '04	3
Gingi Cabot	Spring '03	3
Aaron Pleskac	Fall '02	3
Matthew Guthrie	Winter '03	3
Brian Palmberg	Spring '02	3
Matt Bietz	Spring '02	3
Won Sik Lee	Fall '01	3
Tracy Shriver	Fall '01	3
Winnie So	Winter '01	3
Alex Pfeiffer	Fall '00	3
Jennifer Dickey	Winter '00	3
Brian Court	Fall '99	3
Bryan Cooper	Spring '99	3
Mark Bertletson	Spring '99	3
Kevin Tabari	Fall '96	3
Paul Stefanski	Fall '95	3
David Sarti	Fall '95	3
Robert Kiker	Spring '95	3
Anjali Grant	Fall '95	3
Kant Chutikul	Spring '95	3
Kam Yee Cheng	Spring '95	3
Takeshi Okada	Fall '95	3
Mark Sharp	Fall '95	3
Jeffrey Soler	Fall '95	3
Timothy Williams	Fall '95	3
Arunee Montrivivattanachai	Fall '95	3
Caitlin Mackenzie	Winter '94	3
Andrew Reid FauntLeRoy	Spring '93	3
Gretchen Van Dusen	Winter '93	3
Olivier Maximillian Landa	Winter '93	3
Douglas W. Breer	Spring '92	3
Theresa Cabell Findeisen	Spring '92	3
Bruce Macon	Winter '92	3
Lara L. Branigan	Winter '91	3
Donald Trowbridge McArthur	Fall '90	3
Keith Evan Hayes	Spring '90	3

Architecture 700 - Master's Thesis

<u>Student /Title</u>	<u>Term</u>	<u>Credits</u>
Christian van Waasen <i>(sub)urban confluence: From stripmall to community hub (co-chair)</i>	Fall '16	9

c. Individual instruction (cont.)

Emily Darling <i>Cohousing as an Affordable Housing Model</i> (chair)	Fall '16	9
Virginia Bradbury <i>Integration 3</i> (chair)	Spring '16	9
Claire Rennhack <i>#poop2potable: Renvisioning Water Cycles in the Sacramento Valley</i> (chair)	Fall '15	9
Dechen Gonnot <i>Performing the City: a Hybrid Composting Center and Urban Food Park</i> (chair)	Spring '15	9
Corbin Jones <i>Mixed-Use at 23rd and Union</i>	Spring '15	9
Ben Ahern/Cary Moran <i>Future Histories</i>	Spring '15	9
Jocelyn Reutebach <i>Ecological Intervention at Sitro Baths</i>	Winter '14	9
Andrew Theis <i>Suburban Retrofit on Aurora Avenue</i> (chair)	Fall '13	9
Sean Kelly <i>Hydroponic Farming on Harbor Island</i> (chair)	Spring '13	9
Katie Hunt <i>Urban Think Tank for Women Religious</i> (chair)	Fall '12	9
Jesse Kingsley <i>Recovery Center for At-Risk Youth</i> (chair)	Fall '12	9
George Maroussis <i>An Urban Crematorium</i> (chair)	Fall '12	9
Kevin Zhang <i>Neighborhood Ribbon Integrated with Local Provision and Public-Shared Space</i>	Spring '12	9
Julia Reeve <i>Beyond the Cul-de-sac: A New Texture for the American Suburb</i> (chair)	Spring '12	9
Jonathan French <i>Space, Place, and Roadscape along the Andøya National Tourist Route, Norway</i> (chair)	Spring '12	9
Jessica Yu <i>Collect, Blend, Disperse: A Hybrid Strategy for the Othello Neighborhood</i> (chair)	Winter '12	9
Weilan Zhang <i>New Eyes on Waste: Transforming Waste Building Material in New Building Design</i>	Fall '11	9

c. Individual instruction (cont.)

Jiaqui Xie <i>Architecture Occupation</i>	Fall '11	9
Ryan Hetzel-Drake <i>Technocraft: Community Fabrication in Rainier Beach</i>	Fall '11	9
Antone Abuyaghi <i>Divided City/Common Ground: A Cultural Center for Palestinians and Israelis in Jerusalem</i>	Fall '10	9
Claire Gear <i>From Non-Contributing Space to Public Place: Re-using Columbia Plaza as a Market Center</i>	Fall '09	9
Zachary Jensen <i>The Olympia Area Center for the Arts: An Adaptive Re-use of the Olympia Brewhouse (chair)</i>	Fall '09	9
Devin Kleiner <i>Institute for Color Research (chair)</i>	Winter '07	9
Walter Grey <i>Artist Live/Work Prototype (chair)</i>	Fall '06	9
Chris Hawley <i>Wildlife Rehabilitation Center on Shaw Island (chair)</i>	Spring '05	9
Cassie Hillman <i>Horticultural Center at the Washington Park Arboretum (chair)</i>	Winter '05	9
Ying Ying Kuo <i>Residence for an Extended Family (chair)</i>	Fall '04	9
Billy Stauffer <i>A Wooden Kayak Center (chair)</i>	Winter '04	9
Gingi Cabot <i>A Transfer Station (chair)</i>	Fall '03	9
Aaron Pleskac <i>Integrating the Industrial Arts Into Secondary Education (chair)</i>	Spring '03	9
Matthew Guthrie <i>A Woodworker's Guild (chair)</i>	Spring '03	9
Matt Bietz <i>A Demountable Shelter for Bicycle Races (chair)</i>	Fall '02	9

c. Individual instruction (cont.)

Brian Palmberg <i>A Pre-cast Concrete Plant In South Seattle</i> (chair)	Winter '03	9
Won Sik Lee <i>Korean-American Cultural and Community Center</i> (chair)	Spring '02	9
Tracy Shriver <i>A Mixed-Use Building In Belltown</i> (chair)	Winter '02	9
Heather Comeau <i>A Ranch School in Montana</i>	Fall '01	9
Winnie So <i>A Chinese American Cultural Center</i> (chair)	Spring '01	9
Alex Pfeiffer <i>Environmental Restoration through Civic Placemaking</i> (chair)	Winter '01	9
Jennifer Dickey <i>A Monastery in Seward Park</i> (chair)	Fall '00	9
Brian Court <i>A Maritime Heritage Center on Lake Union</i> (chair)	Spring '00	9
Bryan Cooper <i>Finnish Center for Architecture and Design</i> (chair)	Winter '00	9
Mark Bertletson <i>Institute for Technology</i> (chair)	Fall '99	9
Sivichai Udomvoranum <i>City Center: Bangkok</i>	Spring '99	9
Joyce Maund <i>A Museum for Popular Culture</i>	Spring '99	9
Kevin Tabari <i>A Public Market for Seattle's Fremont Neighborhood</i> (chair)	Spring '96	9
Paul Stefanski <i>A Street Cart for the Seattle Needle Exchange</i> (chair)	Spring '96	9
David Sarti <i>The Exploration of Residual Space</i> (chair)	Spring '96	9
Anoo Raman <i>A Public Bath Beneath the Alaskan Way Viaduct</i>	Spring '96	9

c. Individual instruction (cont.)

Robert Kiker <i>A Hybrid Building in Eastlake</i> (chair)	Winter '96	9
Anjali Grant <i>A Hindu Temple in Queens, NY</i> (chair)	Winter '96	9
Kant Chutikul <i>A Spa at Lake Wenatchee</i> (chair)	Fall '95	9
Kam Yee Cheng <i>A Monument for Hong Kong</i> (chair)	Fall '95	9
Takeshi Okada <i>An Interpretive Center for Ship Harbor, Anacortes, WA</i> (chair)	Spring '95	9
Mark Sharp <i>A Transit Center for Downtown Seattle</i> (chair)	Spring '95	9
Jeffrey Soler <i>A Rest Area for the New Jersey Turnpike</i> (chair)	Spring '95	9
Timothy Williams <i>The Monastery of Christ in the Desert</i> (chair)	Spring '95	9
Arunee Montrivivattanachai <i>A Zen Retreat</i> (chair)	Winter '95	9
Leslie Jill Hanson <i>Twisting the Institution: A Site for the Work of Cybill Andrews</i> (chair)	Fall '94	9
Caitlin Mackenzie <i>A Performance Space for Nomadic Dancers</i> (chair)	Fall '94	9
Amy Avnet <i>Redefining the public realm: A community center for Green Lake</i>	Spring '94	9
Andrew Reid FauntLeRoy <i>An urban theater for Broadway East</i> (chair)	Fall '93	9
Gretchen Van Dusen <i>Integration and interdependence: Housing for the elderly and child care in the Green Lake Neighborhood</i> (chair)	Fall '93	9
Olivier Maximillian Landa <i>An addition to the Corcoran Gallery and School of Art</i> (chair)	Summer '93	9

c. Individual instruction (cont.)

Kirsi Anneli Leiman <i>Iron and Blood: A Museum of Contemporary Art in Helsinki, Finland</i>	Summer '93	9
Cynthia Stanley Esselman <i>An interpretive center for Mckenzie Pass, Oregon</i>	Spring '93	9
Marcie Campbell McHale <i>Linking land and water: A light rail and passenger ferry station on Portage Bay</i>	Spring '93	9
Douglas W. Breer <i>Form follows fermentation: A design for a microbrewery (chair)</i>	Winter '93	9
Laura Ellen Cecil <i>Moving forward, looking back: A proposal for urban infill housing in Cascade</i>	Winter '93	9
Theresa Cabell Findeisen <i>Balance (chair)</i>	Winter '93	9
Brian E. Kaminski <i>Saving the reality that generates the image. A proposal and design for an experimental agricultural station for Corvallis, Oregon</i>	Fall '92	9
Bruce Macon <i>A Museum of, by, and for Artists. Reconciling Artist and Architect (chair)</i>	Fall '92	9
David Scott Maurer <i>An Architecture of the Sublime: Beyond Temporal Consciousness</i>	Fall '92	9
Elizabeth Ann Lockwood <i>Mutiny at the boundary: Defining the edge of the public realm</i>	Summer '92	9
Lara L. Branigan <i>Hospice see also Pesthouses (chair)</i>	Spring '92	9
Larus Gudmundsson <i>The Henry Art Gallery extension</i>	Spring '92	9
Stanley Albert Zielinski <i>Resonance: The art of collaboration</i>	Winter '92	9
Sean W. Anderson <i>The terminal building of a satellite airport serving the Puget Sound</i>	Fall '91	9

c. Individual instruction (cont.)

Christopher Lewis John Dowell <i>A law and justice center</i>	Spring '91	9
Donald Trowbridge McArthur <i>A small chapel for the Grunewald Guild in Plain, Washington (chair)</i>	Spring '91	9
Keith Evan Hayes <i>An Interpretive Center for Northwest Railroad History (chair)</i>	Fall '90	9
Edward Minoru Ueda <i>A new arena for the Seattle Supersonics</i>	Fall '90	9
John James Taylor, Jr. <i>A design proposal for the Elliott Bay Maritime Interpretive Center</i>	Summer '90	9
Rudy D. Young <i>The Paris Prize Competition: 1990. A monument to the people in exile</i>	Summer '90	9
Daniel R. Weaver <i>The Clos Pegase Winery: A question of context</i>	Fall '89	9
Jeffrey E. Johansen <i>The skyscraper and the full block development</i>	Spring '89	9
Mark Wolf <i>The idea of Archi•ology: time, architecture, and the Alaskan Way Viaduct</i>	Spring '89	9
Gary Gilbert <i>Placemaking in the suburbs: Urban design of a light rail suburb</i>	Winter '89	9
Alan Maskin <i>A design for the Wood in Design Institute</i>	Spring '88	9
MUP 700 – Master's Thesis		
<u>Student /Title</u>	<u>Term</u>	<u>Credits</u>
Bill Flanigan <i>Place and Urban Experience In the Suburbs: The Relationship Between Microsoft's Physical Form and its Long Term Competitiveness</i>	Spring '16	9

d. Awards for teaching, student awards.

- Third Place, 2016-2017 ACSA Student Design Competition – *HERE + NOW: A House for the 21st Century, Common Ground: Collective Living in Seattle, WA*, Ariel Scholten, July 2017 (instructor - Arch 501 w/ Elizabeth Golden)
- Honor Award, AIA Northwest & Pacific Region Student Design Awards, *Canopy*, Katelyn Bristow, Brad Ecklund, Aaron Loomans, August 2016. (instructor - Arch 501 w/ Elizabeth Golden)
- First Place, 2015-2016 ACSA *Timber in the City* Student Design Competition, *StackExchange*, Buddy Burkhalter, Connor Irick, Mingjun Yin, (one of 5 projects recognized among 198 entries from 56 schools), August 2016, (instructor - Arch 501 w/ Elizabeth Golden)
- Third Place, 2015-2016 ACSA *Timber in the City* Student Design Competition, *Grid + Grain*, Everardo Lopez, Lauren McWhorter, and Jesce Walz, (one of 5 projects recognized among 198 entries from 56 schools), August 2016. (instructor - Arch 501 w/ Elizabeth Golden)
- Honorable Mention, 2015-2016 ACSA *Timber in the City* Student Design Competition, *Delancy Cut*, Zachary Jorgensen, Elizabeth Kelley, and Charles Landefeld, (one of 5 projects recognized among 198 entries from 56 schools), August 2016, (instructor - Arch 501 w/ Elizabeth Golden)
- Honorable Mention (Open Submissions), 2014-15 ASCA Steel Design Competition, *Pocket Gym Seattle*, Josh Carel (instructor - Arch 501)
- Honorable Mention (Open Submissions), 2014-15 ASCA Steel Design Competition/ *Pocket Gym Seattle*, Alden Mackey (instructor - Arch 501)
- Thesis Prize – ‘Landscapes of Fulfillment’, Bennett Sapin (Thesis Studio, fall 2014)
- Honor Award, AIA Northwest & Pacific Region Student Design Awards – ‘Landscapes of Fulfillment’, Bennett Sapin, August 2015 (Thesis Studio, fall 2014)
- Honorable Mention, AIA Northwest & Pacific Region Student Design Awards, *Pocket Gym Seattle*, Mingjun Yin, August 2015 (instructor - Arch 501)
- Honorable Mention, 2015 AIA Honor Awards for Washington Architecture – ‘In Plain Sight’, Justin Schwartzhoff (Thesis Studio, fall 2014)
- Third Place, 2013-2014 ACSA/AISC Student Steel Design Competition (Open Submissions Category), Kelly McCain, (one of 5 projects recognized among 150 entries from 50 schools), 2014 (instructor – Arch 501)
- Thesis Prize, Mariam Kaumura, “Mobile Loitering: a public space for Niger’s highly gendered urban context”, 2014 (advisor - Thesis Studio)
- Special Mention, 2013 Young Architects in Africa Competition, Mariam Kaumura, “Mobile Loitering: a public space for Niger’s highly gendered urban context”, 2014 (advisor - Thesis Studio)
- Honorable Mention, 2012-2013 ACSA National Wood Design Student Competition, *Swampmachine*, Ben Ahern, Cary Moran, Kristen Karlsson (one of 6 projects recognized from among nearly 500 entries) 2013 (instructor - Arch 501 w/ Elizabeth Golden)
- Thesis Citation, Kevin Zhang, ‘Neighborhood Ribbon’, Spring 2013 (advisor – Independent Thesis)
- Merit Award, 2012 Northwest/Pacific AIA Student Awards Program, Kevin Zhang, September, 2012
- Thesis Citation, Sheng Zhao, “Retrofitting Subsidized Housing with Neighborhood Amenities in Zhengzhou, China, 2009 (advisor - Thesis Studio)
- First Place, *Supermodel* Competition, Cory Mattheis, 2009 (instructor – Arch 502 w/ Elizabeth Golden)
- Second Place, 2005-2006 ACSA/AISC Student Steel Design Competition, Rebecca Roberts, (one of 8 projects recognized from 400 entries from 50 schools), 2006 (instructor – Arch 501)
- First Place, 1996-97 ACSA Wood Products Council Student Design Competition, (Open Submissions Category), Sandra Venus, (one of 15 projects recognized from nearly 900 entries from 82 schools), 1997, (instructor - Arch 501)

d. Awards for teaching, student awards (cont.)

- Selected Entry, 1996-97 ACSA Wood Products Council Student Design Competition, Michael Herbst, (one of 15 projects recognized from nearly 900 entries from 82 schools), 1997, (instructor - Arch 501)
- Thesis Citation, Kam Yee Cheng "A Monument for Hong Kong", 1996 (Thesis Chair)
- Thesis Prize, Leslie Jill Hanson "Twisting the Institution: A Site for the Work of Cybill Andrews", 1995 (Thesis Chair)
- Honorable Mention, Finnish Museum of Contemporary Art International Design Competition, Helsinki, Finland, Kirsi Leiman, (517 international entries), 1993 (Thesis Advisor)
- Faculty Frame, awarded to the faculty member who has "contributed the most to the vitality, stature or performance of the Department of Architecture," 1992

e. Publications of student work.

- *What Africa Can Do For Europe*, What Design Can Do publishers, Amsterdam, 2016 – Thesis by Mariam Kamara was selected for publication in the book. (instructor - Thesis Studio 2014)
- Nicole Jewell, 'Stack Exchange envisions a futuristic LES community made of layers of timber', www.inhabitat.com/nyc, August 24, 2016 – Stack Exchange project featured (instructor – Arch 501 w/ Elizabeth Golden)
- Editors, 'Winners of Timber in the City: Urban Habitats Student Competition Announced', www.archdaily.com, August 18, 2016 – three recognized projects featured. (instructor – Arch 501 w/ Elizabeth Golden)
- 'Architecture and Design Students Test Their Mettle with Mass Timber', *Architect Magazine* (online), August 9, 2016 - three recognized projects featured. (instructor – Arch 501 w/ Elizabeth Golden)
- Zoe Rosenberg, 'Timber in the City 1st Place', [www.ny/curbed.com](http://www.ny.curbed.com), August 9, 2016 Stack Exchange project featured (instructor – Arch 501 w/ Elizabeth Golden)
- 2014-15 ASCA Steel Design Competition Book – Josh Carel and Alden Mackey (Arch 501, winter 2015)
- Andrew Bernheimer (Editor), *Timber in the City: Design and Construction in Mass Timber*, ORO Editions, April, 2015 - competition submittal by Ben Ahern, Cary Moran, Kristen Karlsson included in book on mass timber construction (instructor – Arch 501 w/ Elizabeth Golden)
- 2013-2014 ACSA/AISC Student Steel Design Competition Booklet, Kelly McCain, 2014 (instructor – Arch 501)
- Katie Zemtseff, 'Design students rethink how Seattle handles its waste in UW project', *Seattle Daily Journal of Commerce*, June 10, 2008 (instructor – Arch 501)
- 2005-2006 ACSA/AISC Student Steel Design Competition Booklet, Rebecca Roberts (instructor – Arch 501)
- 1996-97 ACSA Wood Products Council Student Design Competition Booklet, Sandra Venus, 1997, (instructor - Arch 501)
- 1996-97 ACSA Wood Products Council Student Design Competition Booklet, Michael Herbst, 1997, (instructor - Arch 501)

f. Exhibitions of student work.

- National AIA Convention, Orlando, 2015-2016 ACSA *Timber in the City* Student Design Competition, two projects exhibited, April 2017, (instructor - Arch 501 w/ Elizabeth Golden)
- 2016 Greenbuild International Conference and Expo, Los Angeles, CA, 2016, October 5-7 – three recognized projects exhibited. (instructor – Arch 501 w/ Elizabeth Golden)
- National AIA Convention, Philadelphia, 2014-2015 ACSA/AISC Student Steel Design Competition, Josh Carel and Alden Mackey, May, 2016 (instructor – Arch 501)

f. Exhibitions of student work. (cont.)

- 2016 ACSA Annual Meeting, Seattle, 2014-2015 ACSA/AISC Student Steel Design Competition, Josh Carel and Alden Mackey, March, 2016 (instructor – Arch 501)
- 2015 National AIA Convention, Atlanta, 2013-2014 ACSA/AISC Student Steel Design Competition, Kelly McCain, March, 2015 (instructor – Arch 501)
- 2015 ACSA Annual Meeting, Toronto, 2013-2014 ACSA/AISC Student Steel Design Competition, Kelly McCain, June, 2015 (instructor – Arch 501)
- 2014 National AIA Convention, Chicago, 2012-2013 ACSA National Wood Design Student Competition, *Swampmachine*, Ben Ahern, Cary Moran, Kristen Karlsson, June, 2014 (instructor – Arch 501 w/ Elizabeth Golden)
- 2014 ACSA Annual Meeting, Miami, 2012-2013 ACSA National Wood Design Student Competition, *Swampmachine*, Ben Ahern, Cary Moran, Kristen Karlsson, Chicago, April, 2014 (instructor – Arch 501 w/ Elizabeth Golden)
- AIA Seattle *Design in Motion* Exhibit, Emily Perchlik, AIA Seattle Gallery, Seattle, WA, Spring 2014 (advisor – Thesis Studio)
- Greenbuild Conference, Philadelphia, 2012-2013 ACSA National Wood Design Student Competition, *Swampmachine*, Ben Ahern, Cary Moran, Kristen Karlsson,, November, 2014 (instructor – Arch 501 w/ Elizabeth Golden)
- AIA Seattle *Future Shack* Exhibit, 4Culture Gallery, Seattle, WA, Yang Liu, September, 2012 (instructor – Arch 504)
- AIA Seattle *Future Shack* Exhibit, 4Culture Gallery, Seattle, WA, Kevin Zhang, September, 2012 (Thesis Advisor)
- AIA Seattle *Future Shack* Exhibit, Fisher Pavillion, Seattle, WA *Seattle 3X4 – Exploring Seattle’s Multifamily Code Update*, Architecture 403/506 Studio Work, 2009 (instructor w/ Brad Khouri)
- 2006 National AIA Convention, Los Angeles, 2005-2006 ACSA/AISC Student Steel Design Competition, Becky Roberts, June, 2006 (instructor – Arch 501)
- 2006 ACSA Annual Meeting, Salt Lake City, 2005-2006 ACSA/AISC Student Steel Design Competition, Becky Roberts, March, 2006 (instructor – Arch 501)
- 1997 National AIA Convention, New Orleans, 1996-97 ACSA Wood Products Council Student Design Competition, Sandra Venus and Michael Herbst, June, 1997 (instructor - Arch 501)

CONTRIBUTIONS TO THE PROFESSION AND COMMUNITY

a. Memberships, offices held, committee appointments and other evidence of participation in professional societies and organizations.

- Director, AIA Seattle Board of Directors, 2016 to present
- Co-Chair, AIA Seattle Public Policy Board, 2015 to present
- Affiliate Fellow, Runstad Center for Real Estate Studies, 2015 -2016
- Member, *Future Shack* Exhibit Committee, 4Culture Gallery, Pioneer Square, Seattle, WA, 2012
- Professional Host, International Visitors Leadership Program, U.S. Department of State/World Affairs Council of Seattle – Adams Mohler Ghillino selected to host Dr. Chi-Jen Chen, Director of the Graduate Institute of Urban Development and Architecture at the National University of Kaohsiung in Taiwan, 2011.
- Co-chair, *Future Shack* - Seattle AIA Residential Awards Program, 2009
- Co-chair, Seattle AIA Honor Awards Program, 2007
- Board Member, Institute for Northwest Architecture and Urban Studies in Italy (NAUSI), 1994-95
- Nominee, Comprehensive Plan Review Committee, City of Seattle, 1994
- Member, Downtown Project Review Panel, City of Seattle - Mayoral Appointment to two year term to review development proposals under Initiative 31 (CAP), 1991-93

a. Memberships, offices held, committee appointments (cont.)

- Consultant Selection Committee, Lab Annex Phase III Project, The Evergreen State College, Olympia, Wa, September/October, 1991
- Seattle Center Study Group - Volunteer team of professionals and students investigating alternatives to the proposed Seattle Center plans. SCSG plan replaced, by Seattle City Council vote, the Disney proposal as Scheme "D" for the Environmental Impact Statement, 1989-90
- Port of Seattle Design Charrette team - Invited by Port of Seattle to study alternative proposals for Piers 48 and 66 on the downtown Seattle waterfront, 1988

b. Memberships, offices held, committee appointments and other evidence of participation in community service and governmental organizations.

- Welcoming Wallingford, Founding Member, 2016
- Member, WallyHALA Planning Committee, 2015-2016
- Steering and Design sub-committee member, Friends of McDonald School Playground, 2009-2010
- Member, Physical Planning Committee, Pike Market Child Care and Preschool, 1994
- Vice-President, Madrona Community Council, 1988-1990
- Chair, Land Use Committee, Madrona Community Council, 1987-1990
- Co-Chair, Madrona Spring Clean-up, 1987-1990
- Vice-President, Madrona Community Council, 1988-1990
- Chair, Land Use Committee, Madrona Community Council, 1987-1990

c. Individual contributions to the community and / or profession.

- Site Work Coordinator, Friends of McDonald School Playground, 2009-2010
- "Miracle on 34th Street" design and construction of miniature golf hole for fundraising event for the Northwest Aids Foundation, Seattle, WA (pro bono project by Adams/Mohler Architects), 1994
- New City Theater Planning Study and Cabaret Remodel, Seattle, WA (pro bono project by Adams/Mohler Architects), 1992-93
- "Beginnings II" Daycare Loft Construction Project, Co-builder, 1992

d. Speaking engagements, panel participation, meetings and conferences.

- Presenter/Moderator, "Collaborative Power: Transforming our Future Public Realm", *Seattle Design Festival*, Center for Architecture and Design, Seattle, WA, September 20, 2017
- Moderator, "Enter the Fray: How Architects and Designers Can Be Powerful Advocates", *Seattle Design Festival*, Center for Architecture and Design, Seattle, WA, September 18, 2017
- Table Leader, Lid I-5 U District/Wallingford Charrette, *Seattle Design Festival*, Seattle, WA, September 16, 2017
- Sustainability Coach, *2050 Workout*, Sustainability Ambassadors, University of Washington, Seattle, WA, August 25, 2017
- Presenter, "Density and Affordable Housing: Info Session on Seattle's HALA/MHA and D/ADU Proposals", AIA Seattle SPARC, Ballard Community Center, July 19, 2017
- Featured Guest, "Quirky Bothell shopping village may give way to new housing", *Q13 Fox News*, June 19, 2017
- Panelist, "Upzoning the U District", *Seattle Inside/Out*, Seattle Channel, January 13, 2017

d. Speaking engagements, panel participation, meetings and conferences (cont.)

- Moderator, *2016 Urban Housing Forum: Room for Growth*, AIA Seattle, Seattle, WA, April 25, 2016
- Panelist, 'In pursuit of Architectural Essence', *Conversations with Contemporaries*, in conjunction with Louis Kahn Exhibit, Bellevue Arts Museum, Bellevue, WA, April 2, 2016
- Presenter, 'UW HALA Studio', *HALA Community Conversation*, Seattle City Neighborhood Council, Hamilton Middle School, Seattle, WA, March 30, 2016
- Panelist, 'Cross-Sector Collaboration and Interdepartmental Implementation: Lessons Learned from Seattle's Housing Livability and Affordability Agenda', Puget Sound Regional Council, Seattle, WA, February 18, 2016
- Panelist, 'Reflections on Sustainability', University of Washington, November 19, 2010
- Featured Guest, "The Future of Housing", *Weekday*, KUOW, August 5, 2009
- Panelist, 'Reflections on the AIA Honor Awards', March 20, 2008, Seattle, WA
- Moderator, 2001 AIA Seattle Conceptual Awards Program, Seattle, WA
- Moderator, 1996 ACSA Annual Meeting, Boston, MA
- Paper Referee, 1996 ACSA Annual Meeting, Boston, MA
- Panelist, "Tower to Tower: Images of Architectural Education and Practice" sponsored by AIAS, 1995
- Panelist, 1995 Architect/Educator Forum sponsored by Seattle Chapter AIA Speaker, Downtown Seattle Merchants Association, 1988
- Moderator, 1995 ACSA Annual Meeting, Seattle, WA
- Lecturer, "The Work of Adams/Mohler Architects: Projects at Three Scales," College of Architecture and Urban Planning Visiting Lecture Series, University of Washington, 1994
- Speaker, "The Work of Adams/Mohler Architects," The Miller/Hull Partnership, 1992
- Housing Density and Affordability Workshop, University of Washington, 1991
- Introductory Speaker, AIA/Seattle Times Home of the Year Program, 1991
- Speaker, Seattle City Council Hearing, Seattle Center Master Plan, 1989

e. Published books, articles and reports related to the community or profession

- Clair Enlow, 'Design Perspectives: Can we get ahead of the cranes with an urban design plan', *Seattle Daily Journal of Commerce*, March 22, 2017 (quoted in article)
- 'U District upzone offers a host of welcome benefits', *Seattle Times*, (Op-Ed), December 23, 2016 (author)
- Mike Rosenberg, 'A teardown a day: Bulldozing the way for bigger homes in Seattle, suburbs', *Seattle Times* (Sunday Front Page), August 26, 2016 (quoted in article)
- Sam Bennett, "Sustainable Trailers Have Many Uses", *Daily Journal of Commerce*, July 26, 2016 (quoted in article)
- 'Seattle neighborhoods need to embrace land-use changes', *Seattle Times* (Op-Ed), June 20, 2016 (author)
- Steven Beck, 'SEATTLE-IZED: Must Seattle townhouses be so ugly?', *Capitol Hill Times*, May, 25, 2016 (quoted in article)
- Marc Stiles, 'Seattle developers get 'muscular' by lifting up their projects', *Puget Sound Business Journal*, February 5, 2016 (quoted in article - online)
- Joe Follansbe, "Design-Build", *Alaska Airlines Magazine*, October, 2013 (quoted in article)

e. Published books, articles and reports related to the community or profession (cont.)

- Bryan Cohen, "Why Capitol Hill's big mixed-use developments look the way they do", *Capitol Hill Blog*, April 13, 2014 (quoted in article)
- Alan Durning, "There's a (Parking) Place for Us", *Sightline*, September 27, 2013 (quoted in article – online)
- "Practice, Education and the Discipline of Architecture," *Arcade, the Northwest Journal for Architecture and Design*, (Author), May/June 1992
- *Designing for Density, Ideas for More Compact and Affordable Housing*, Department of Architecture, University of Washington for the Washington State Department of Community Development, (Contributing Author) 1993

f. Memberships on juries, boards and commissions related to community or profession

- Juror, AIA Baltimore Honor Awards, LMN Architects, Seattle, WA, September 23, 2017
- Director, AIA Seattle Board of Directors, 2016 to present
- Co-chair, AIA Seattle Public Policy Board, 2015 to present
- Affiliate Fellow, Runstad Center for Real Estate Studies, 2015-2016
- Juror, perFORM 2016 Building Design Competition, Seattle, WA, July 29, 2016
- Juror, AIA Detroit Honor Awards, Center for Architecture and Design, Seattle, WA, July 22, 2016
- Juror, AIA Seattle Project of the Month Awards, 2010
- Juror, AIA Kentucky Honor Awards Program, August 18, 2009
- Artist Selection Committee, Factoria Recycling and Transfer Station, 4Culture, 2009
- Juror, North Carolina AIA Triangle Honor Awards Program, March 29, 2008
- Selection Panelist, 2008 Design Achievement Awards, *Seattle Homes and Lifestyles*, Seattle, WA
- Nominee, Comprehensive Plan Review Committee, City of Seattle, 1994
- Paper Referee: ACSA 82nd Annual Meeting, Montreal, Canada, 1994
- Member, Downtown Project Review Panel, City of Seattle - Mayoral Appointment to two year term to review development proposals under Initiative 31 (CAP), 1991-93
- Consultant Selection Committee, Lab Annex Phase III Project, The Evergreen State College, Olympia, Wa September/October 1991
- Seattle Center Study Group - Volunteer team of professionals and students investigating alternatives to the proposed Seattle Center plans. SCSG plan replaced, by Seattle City Council vote, the Disney proposal as Scheme "D" for the Environmental Impact Statement, 1989-90
- Port of Seattle Design Charrette team - Invited by Port of Seattle to study alternative proposals for Piers 48 and 66 on the downtown Seattle waterfront, 1988

CONTRIBUTIONS TO THE UNIVERSITY

a. Committee responsibilities for the Department, College or University

Department

- Chair – Curriculum Committee, 2017– present
- Curriculum Committee, 2016 – 2017
- Master of Ceremonies, Architecture Alumni Honor Awards, 2017
- Architecture Alumni Honor Awards Committee, 2016 – 2017
- Graduate Program Coordinator, 2015 - present
- Chair – Curriculum Committee, 2015 - 2016
- Master of Ceremonies, Architecture Centennial Gala, 2014
- Coordinator, Architecture Centennial ‘Super Studio’, 2014
- Architecture Centennial Planning Committee, 2013-14
- Studio Performance and Evaluation Committee, 2010-11
- TPMR Committee, 2009-10
- Thesis Presentation Committee, 2009-10
- Thesis Presentation Committee, 2008-09
- Thesis Presentation Committee, 2007-08
- Thesis Presentation Committee, 2005-06
- Ad Hoc Thesis Reform Committee, 2004-05
- Design International Faculty Search Committee, 2004-05
- Ad Hoc Thesis Reform Committee, 2003-04
- Task Force on Accreditation Response, 2002-03
- Ad hoc Thesis Reform Committee, 2002-03
- Faculty Search Committee, 2001-02
- Task Force on Accreditation Response, 2001-02
- Ad hoc Thesis Review Committee, 2001-02
- Faculty Search Committee, 2000-01
- Ad hoc Thesis Review Committee, 2000-01
- Thesis Presentation Committee, 2000-01
- Curriculum Committee, 1999-2000
- Faculty Search Committee, 1999-2000
- Ad-hoc Thesis Committee, 1993-95
- Curriculum Committee, 1990-95
- Socio-cultural Search Committee, 1991
- Three-year Graduate Admissions Committee, 1989-2015
- Design Review Committee, Column 5, 1988

College

- IGRE Committee, 2017-present
- CBE Strategic Task Force, 2011-2012
- College Council (chair), 2006-07
- College Council, 2005-06
- College Council, 2004-05

University

- Faculty Alternate, City/University Advisory Committee (CUCAC), 2016-present
- Ad hoc Planning Committee for the new University of Washington School of Law, 1994

Seattle Planning Commission

AUGUST 2021

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	McCaella Daffern	4/16/19	4/15/22	1	City Council
3	F	2	2.	Member	Dhyana Quintanar Solares	4/16/19	4/15/22	1	Mayor
6	F	2	3.	Member	Lauren Squires	4/16/19	4/15/22	1	City Council
			4.	Member	Vacant	4/16/19	4/15/22	1	Mayor
7	F	5	5.	Member	Jamie Stroble	4/16/19	4/15/22	1	City Council
6	M	5	6.	Member	Mark Braseth	4/16/20	4/15/23	1	Mayor
9	M	6	7.	Member	Roque de Herrera	4/16/20	4/15/23	1	City Council
1	F	5	8.	Member	Radhika Nair	4/16/20	4/15/23	1	Mayor
6	M	1	9.	Member	Matt Hutchins	4/16/20	4/15/23	1	City Council
6	F	2	10.	Member	Alanna Peterson	4/16/20	4/15/23	1	Mayor
3	M	3	11.	Member	Julio Sanchez	4/16/21	4/15/24	2	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/21	4/15/24	1	Mayor
6	M	4	13.	Member	David A. Goldberg	4/16/21	4/15/24	2	City Council
2	F	7	14.	Member	Patience Manzezulu Malaba	4/16/21	4/15/24	1	Mayor
6	M	4	15.	Member	Rick E. Mohler	4/16/21	4/15/24	2	Commission
2	M	5	16.	Get Engaged	Kelabe Tewolde	9/1/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	6			1	2	1			3			1
Council	4	3					1			4	1		1
Other	1									1			
Total	7	9			1	2	2			8	1		2

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
- **G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other 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 02051, **Version:** 1

Appointment of Mariko Park as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Mariko Park		
Board/Commission Name: Historic Seattle Preservation & Development Authority		Position Title: Member, Position # 6
<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 type="checkbox"/> Mayor <input type="checkbox"/> Other: HS Constituency		Term of Position: * 12/1/2017 to 11/30/2021 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Renton, Washington	Zip Code: 98058	Contact Phone No [REDACTED]
Background: See Attached Resume		
Authorizing Signature (original signature):  Date Signed (appointed): 5/20/21		Appointing Signatory: David Yeaworth HS Council Chair

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

EXPERIENCE

SENIOR ASSOCIATE | INTERIOR DESIGNER

BASSETTI ARCHITECTS, SEATTLE WA 05/13 - CURRENT

Institutional and Civic projects of new construction, historic rehabilitation, preservation adaptive reuse and complex phasing.

Work with project teams to lead interior concepts, design development and documentation to meet client needs, quality objectives, and budget. Coordination with design team, consultants, and owner from schematic design through contract administration and closeout.

Provide 3D modeling, renderings, constructability review and code compliance.

FF&E selections, specifications, bid documents, procurement, and installation.

Preparation and facilitation of client presentations, user group meetings and community outreach. Assist project managers with schedule and work plan development.

Marketing, active firm involvement and mentoring for emerging professionals.

DESIGNER | PROJECT MANAGER

DURST CONTRACT INTERIORS, STOCKTON CA 07/09 – 05/13

Civic, Commercial, and Institutional projects. Space planning, reconfigurations and tenant improvements for existing facilities, additions, and new construction. Interior materials, finishes, and FF&E selections. Prepare specifications and drawings for contract documents, proposals, bid and contract submittals, procurement, and installation. Project management, scheduling, review of code compliance, coordination with owner, contractors, and end users. Implemented and educated on green practices and sustainable product selections.

CO-OWNER

PARRIS TILE & STONE, STOCKTON CA 07/09 – 06/12

Established and managed C-54 construction business.

Oversaw daily operations, project estimating, purchasing, and scheduling.

Coordinated client and contractor meetings, consultations, specifications, and design.

Responsible for financials, bookkeeping and tax preparations.

INTERIOR DESIGNER

AMBIANCE INTERIORS, STOCKTON CA 02/07 – 05/09

Commercial and Residential new construction, tenant improvement and remodels.

Programming, research, and field measurements. Design development, conceptual sketches, FF&E selections, and plan documents using AutoCAD drawings and Chief

Architect software. Project management and coordination with owner and contractor.

Provide support and consultation to showroom and workroom areas.

DESIGNER | SHOWROOM CONSULTANT

DISTINCTIVE TILE & STONE, STOCKTON CA 06/04 – 07/07

Commercial and Residential material selections, design assistance and project takeoffs.

Worked directly with contractors and owners to meet budgetary and project needs.

Generated increased profits, repeat clientele and referral base.

PROFILE

Creating compelling, safe, and healthy interior environments that generate a sense of place and enriches our communities. Self-directed and collaboration with design teams to effectively develop programming, interior concepts, coordinate with consultants, and construction documentation. Deep knowledge of materials and finishes, FF&E selections and bid documentation. Stewardship in preservation, conservation, education, and environmental and social responsibilities.

Finding beauty and inspiration in nature.

LICENSES & CERTIFICATIONS

National Council for Interior Design Qualification, NCIDQ #32125

Certified Interior Designer, California CID #6494

US Green Building Council
LEED AP

SKILLS & ABILITIES

Revit, AutoCAD, Enscape, SketchUp
Adobe InDesign, Photoshop, Acrobat
Microsoft Office, Project, Teams
BlueBeam, NewForma
Deltek Ajera, QuickbooksPro

3D modeling and rendering
Contract negotiation
Project scheduling and work plan development
Verbal, written and graphic communication

CONTACT

[REDACTED]
[REDACTED]

EXPERIENCE CONT.

ALLIED TILE & STONE COMPANY | APPRENTICE/INTERNSHIP

STOCKTON, CA 12/02 – 01/04

Assist with clientele consultations, tile layouts and product specifications. Provide project knowledge and relationships with suppliers and vendors. Learn and practice of construction methods, setting and grouting techniques, field measurements and project estimating for commercial and residential projects.

LEE E. LOTT, CPA | OFFICE MANAGER

SEATTLE, WA 02/98 – 11/02

Supervisor, front desk management, and client assistance. Coordinate daily administrative duties and operations to ensure smooth office environment and management of outside vendors. Account receivables, data entry, process of tax returns and reports, final reviews.

EDUCATION

BOSTON ARCHITECTURAL COLLEGE

BOSTON, MASSACHUSETTS 2018 – 2021 *CANDIDATE*

Master of Design Studies, Historic Preservation

UNIVERSITY OF CALIFORNIA, DAVIS

DAVIS, CALIFORNIA 2009 - 2010

Green Building and Sustainable Design, Certificate Program

CALIFORNIA STATE UNIVERSITY, SACRAMENTO

SACRAMENTO, CALIFORNIA 2007

B.A. Interior Design, FIDER Accredited, Magna Cum Laude

BELLEVUE COMMUNITY COLLEGE (PRESENTLY BELLEVUE COLLEGE)

BELLEVUE, WASHINGTON 1998 - 2004

Certificate in Achievement, Paraprofessional Accounting, Dean's List
Interior Design Program, FIDER Accredited

LEADERSHIP AND INVOLVEMENT

International Interior Design Association (IIDA)

Association for Learning Environments (A4LE)

Mentorship programs within firm and outside organizations

(Big Picture High School, ACE Mentorship, IIDA)

San Joaquin Delta College, Interior Design Advisory

REFERENCES

Available by Request

PROJECT LIST

Mount Baker Theatre, Bellingham, WA*
 Burns, Toussaint & Associates Tenant Improvement, Seattle, WA*
 Benson Polytechnic High School, Portland, OR*
 Great Falls High School, Great Falls, MT*
 Issaquah New High School and Elementary/Skanska, Issaquah, WA
 St. Thomas School, Medina, WA
 Spruce Elementary School, Lynnwood, WA
 Tigard High School, Tigard, OR
 Tualatin High School, Tualatin, OR
 University of Washington, Bothell Corporation Yard, Bothell, WA
 Bishop Blanchett High School, Seattle, WA
 Natrona County High School, Casper, WY*
 Stewart Middle School Modernization, Tacoma, WA*
 Lynnwood Elementary School, Lynnwood, WA
 Montlake Terrace Elementary School, Montlake Terrace, WA
 Arbor Heights Elementary School, Seattle, WA
 The Evergreen School, Seattle, WA
 Kennedy Catholic School, Burien, WA
 Center for Architecture, Seattle, WA
 Bethel Central Kitchen and Transportation Center,
 Spanaway, WA
 C1 Advisors, PLLC, Federal Way & Bellevue, WA
 WA Financial Group, Inc. Federal Way, WA
 Crane RE Investments, LLC Federal Way, WA
 University of the Pacific,
 School of Engineering and Computer Science, Stockton, CA
 University of the Pacific,
 School of Pharmacy and Health Sciences, Stockton, CA
 University of the Pacific,
 McCaffrey Building Student Services, Stockton, CA
 University of the Pacific, Anderson Hall, Stockton, CA*
 University of the Pacific, Chaplin Office, Stockton, CA*
 San Joaquin Delta College Business Services, Stockton, CA
 Applied Aerospace Structures Corporation, Stockton, CA
 United Spiral Pipe, Pittsburg, CA
 East Contra Costa Water District, Concord, CA
 San Joaquin Delta Water Treatment Plant, Stockton, CA
 San Joaquin County Administration Building, Stockton, CA
 San Joaquin County Human Services Agency, Stockton, CA
 San Joaquin County Environmental Health Building, CA
 San Joaquin District Attorney Office, Stockton, CA
 San Joaquin Public Defender Office, Stockton, CA*
 San Joaquin Public Health Building, Stockton, CA
 San Joaquin County Public Works Department, Stockton, CA
 San Joaquin Behavioral Health, Stockton, CA
 San Joaquin General Hospital, Stockton, CA
 San Joaquin Probation Office, Stockton, CA

City of Stockton, City Hall, Stockton, CA
 Lodi Unified School District Office, Lodi, CA
 Lodi Public Library, Lodi, CA
 Lodi Memorial Hospital, Stockton, CA
 Knife River Construction Office Expansion, Stockton, CA
 Roland Construction Office New Building, Stockton, CA
 Indulgence Salon, Stockton, CA
 Costco Processing Facility Offices, Tracy, CA
 Diamond Foods, Stockton, CA
 Pacific Gas and Electric,
 multiple locations Central Valley Region, CA
 Neumiller & Beardslee Attorney Office, Stockton, CA
 Michael David Winery Offices, Lodi, CA
 Private Residences, Central Valley Region, CA

*Historic building

Historic Seattle Preservation and Development Authority

MAY 2021

12 members: Per RCW 35.21.730 and Seattle Municipal Code 3.110, all subject to City Council confirmation.

- 4 Mayor-appointed
- 8 Other Authority-appointed (specify): (4) PDA Governing Council and (4) PDA Constituency

Roster:

*D	**G	Position No.	Position Title	Name	Term Start Date	Term End Date	Term #	Appointed By
6	M	1.	Chair	David Yeaworth	11/30/20	11/30/24	2	Constituency
6	F	2.	Member	Stephanie Toothman	12/1/19	11/30/21	1	Mayor
6	F	3.	Member	Kate Krafft	12/1/18	11/30/22	3	Constituency
6	M	4.	Member	Vernon Abelsen	12/1/19	11/30/23	2	Governing Council
2	M	5.	Member	Kenny Pittman	12/1/20	11/30/24	1	Mayor
1	F	6.	Member	Mariko Park	12/1/17	11/30/21	1	Constituency
2	M	7.	Member	Georgio Brown	12/1/20	11/30/24	1	Governing Council
6	F	8.	Treasurer	Mary McCumber	12/1/18	11/30/22	6	Governing Council
6	M	9.	Member	Peter Mills	12/1/17	11/30/21	6	Governing Council
1	F	10.	Secretary	Valerie Tran	12/1/18	11/30/22	2	Mayor
6	M	11.	Vice Chair	Rick Sever	12/1/19	11/30/23	5	Constituency
6	M	12.	Member	Jack O'Connor	12/1/19	11/30/23	1	Mayor

Diversity Chart:

	(1)		(2)		(3)		(4)		(5)		(6)		(7)		(8)		(9)	
	Men	Women	Vacant	Minority	Asian-American	Black/African American	Hispanic/Latino	American Indian/Alaska Native	***Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial					
Mayor	2	2			1	1				2								
HS Council	3	1				1				3								
Other	2	2			1					3								
Total	7	5			2	2				8								

Key:

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

**G List *gender*, M or F

***Other Includes diversity in any of the following: *race, gender and/or ability*



Legislation Text

File #: Appt 02052, **Version:** 1

Appointment of Elliot H. Sun as member, Seattle Chinatown International District Preservation and Development Authority Governing Council, for a term to December 31, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Elliott H. Sun</i>		
Board/Commission Name: <i>Seattle Chinatown International District Preservation and Development Authority (SCIDpda)</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" 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 checked="" type="checkbox"/> Other: <i>Fill in appointing authority</i> <i>PDA governing council #8</i>		Term of Position: * 1/1/2021 to 12/31/2023 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: <i>Council District 5</i>	Zip Code: <i>98115</i>	Contact Phone No.: [REDACTED]
Background: Elliot Sun is currently the Director of Asset Management at Blanton Turner, a Seattle-based property management and development consulting firm. Prior to Blanton Turner, Elliot held manager-level positions at real estate investment and management companies Jamestown Properties, LP and Forestcity Enterprises, Inc. Elliot is currently on the Advisory Committee Member for BAS in Property Management at North Seattle College.		
Authorizing Signature (original signature):	Appointing Signatory: <i>Mindy Au</i> <i>Board President</i>	
Date Signed (appointed):	Mindy Au <small>Digitally signed by Mindy Au Date: 2021. 01. 29 17:05:07 -0800</small>	

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

ELLIOT H. SUN

EXPERIENCE

BLANTON TURNER

Director of Asset Management

Seattle, WA

November 2016 – Present

- Portfolio Management of value-add mixed use and commercial projects in the greater Seattle Area
- Engage in pre-development services for new construction on the floor plan and common area planning phases
- Lead annual budget process and 5-year capital plans for over 1,850 multi-family units and 1.2M RSF of commercial
- Supervise 58 employees consisting of portfolio managers, property managers, leasing, creative, analysts overseeing operations, maintenance/engineering, distributions, reforecasts, monthly and quarterly reporting
- Main point of contact for ownership groups and stakeholders, maintaining positive working relationships
- Committee Lead for implementation of new systems, software, processes to create both internal and external efficiencies (i.e. Yardi tools - BI/Budgeting/PayYourRent; RealPage – Yieldstar/ActiveBuilding/LeaseStar websites)
- Create, recommend and execute strategic planning and leasing strategies for various owners such as UW Real Estate, Stellar Holdings, CalFox, Regency Centers

HARVEST PROPERTIES

Senior Project Manager

San Francisco Bay Area

August 2014 – November 2016

- In depth portfolio management of value-add opportunities in San Mateo, San Jose, Burlingame and Brisbane across multiple asset classes and investment structures (joint ventures and 3rd party fee management)
- Engaged in lease negotiations totaling 400,000 + RSF of new and renewal creative office and industrial leases
- Capital expenditure oversight of \$45 million in design conception, entitlements, City Planning and Public works for projects ranging from exterior amenities, ground up garage, TIs, MEP, LEED EBOM and common area upgrades
- Supervised property managers in operations, annual budget projections and execution of reposition plans covering 1.8M RSF of creative office and industrial

JAMESTOWN PROPERTIES, LP

Senior Manager

San Francisco Bay Area

April 2012 – August 2014

- Supported Senior VP of Asset Management covering 1.4M RSF of mixed-use creative office, hotel, retail, restaurant and shopping centers across downtown San Francisco, Alameda and Berkeley
- Oversight of \$40 million in capital expenditures, LEED EBOM, elevator mod and amenity renovations
- Analyzed operational processes and formulated action plans to enhance work force environments which maximize efficiency and production of property management teams
- Worked with multiple internal departments on new lease negotiations of 250,000 square feet to high credit tenants
- Managed Accounting staff for multiple investment funds delivering accurate, monthly/quarterly reports, annual budgets and year-end CAM reconciliations

FORESTCITY ENTERPRISES, INC

General Manager

San Francisco Bay Area

March 2010 – February 2012

- Main liaison between development and construction teams in developing 5-year strategic plan in parallel with revenue pricing and business plan model covering Presidio master plan and sustainable amenities enhancements
- Director of transportation program delivering best in class services by partnering with local shuttle, car share and bike programs to connect residents throughout the Bay Area
- Held management duties for occupancy planning, variance reporting, lease up execution and maintenance of 750,000 RSF, totaling \$18 million NOI of mixed-use properties (retail & residential)
- Led, hired and trained team of property managers, engineers, hospitality staff in LEED new development and adaptive re-use projects interfacing with public and private entities

CHILES & COMPANY, INC

Associate

Seattle, WA

February 2006 – February 2010

- 3rd Party Manager of operations, project management and facilities covering over 250,000 RSF (retail, office, restaurant & industrial)
- Managed capital projects by leveraging and working with vendors, contractors, lenders, City building/planning, legal, management companies for all clients' services: Accounting, RFPs, project supervision and tenant improvements
- Created and updated monthly, quarterly, annual variance and project reports to various ownership groups

HWA, INC,
Business Development Manager

New York, NY & Seattle, WA
July 2002 – January 2006

- Assisted CFO and COO on compiling and submittal of federal security services bid proposals
- Led Operations team on hiring, training and managing workforce of 800 armed/unarmed security guards with a \$15 million operating budget in Washington and New York

COMMITTEES/TRAINING/EDUCATION

University of Hawaii: Bachelor of Applied Science in Business and Information Technology (June 2002)

IREM: VP of Education, Chapter 29 (former); CPM Designation

North Seattle College: Advisory Committee Member for BAS in Property Management (June 2017-Present)

Seattle Chinatown International District Preservation and Development Authority: Board Member (July 2019-Present)

Washington State Brokers License: current

PERSONAL

Skiing, Swimming, Cycling, Tennis, Futbol and attempting to Golf and Surf. Volunteer work for Pike Place Market Foundation, HistoryLink, Medic One, El Centro de La Raza

Chinatown-International District Preservation and Development Authority (SCIDpda)

No fewer than nine (9) members and no more than seventeen (17) members: Per RCW 35.21.730 and Seattle Municipal Code (SMC) 3.110, all subject to City Council confirmation, up to 3-year terms:

- 4 Mayor-appointed
- 5 to 13 SCIDpda Governing Council-appointed

Roster:

*D	**G	Position No.	Position Title	Name	Term Start Date	Term End Date	Term #	Appointed By
1	M	1.	Member	David J. Della	1/1/21	12/31/23	2	Governing Council
6	M	2.	Member	Tiernan Martin	1/1/20	12/31/22	1	Governing Council
1	F	3.	Member	Jerilyn Young	1/1/20	12/31/22	2	Governing Council
	M	4.	Member	Elliot H. Sun	1/1/21	12/31/23	1	Governing Council
6	F	5.	Member	Lisa Nitze	1/1/21	12/31/23	1	Governing Council
1	F	6.	Member	Cindy Ju	1/1/21	12/31/23	1	Governing Council
1	F	7.	Member	Casey Huang	1/1/20	12/31/22	3	Governing Council
1	F	8.	Member	May G. Wu	1/1/20	12/31/22	1	Governing Council
1	M	9.	Member	Phillip Sit	1/1/20	12/31/22	3	Governing Council
1	M	10.	Member	Wayne H. Lau	1/1/21	12/31/23	3	Governing Council
		11.	Member					Governing Council
1	M	12.	Member	Scott Yasui	1/1/19	12/31/21	3	Governing Council
		13.	Member					Governing Council
1	F	14.	Member	Miye Moriguchi	1/1/19	12/31/21	1	Mayor
1	F	15.	Member	Aileen Balahadia	1/1/19	12/31/21	2	Mayor
1	F	16.	Member	Jennifer Reyes	1/1/19	12/31/21	2	Mayor
1	F	17.	President	Mindy Au	1/1/19	12/31/21	1	Mayor

Diversity Chart:

	Diversity Chart:		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Vacant	Minority	Asian-American	Black/African American	Hispanic/Latino	American Indian/Alaska Native	***Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	0	4	0		4								
PDA Council	6	5	3		8					2			
Other													
Total	6	9	3		11	0	0	0	0	2	0	0	0



Legislation Text

File #: CB 120181, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE amending Section 23.58A.044 of the Seattle Municipal Code to facilitate the transfer of development rights from Pierce and Snohomish Counties to Seattle.

WHEREAS, in 2011, the State enacted legislation allowing the creation of Landscape Conservation and Local Infrastructure Programs (also known as LCLIP) providing for financing for infrastructure in neighborhoods designated to be receiving areas for regional development rights; and

WHEREAS, in 2013, the City Council approved Ordinance 124172 rezoning portions of the South Lake Union Urban Center and adopting development standards for the South Lake Union Urban Center and certain zones in the Downtown Urban Center that would be implemented if a Landscape Conservation and Local Infrastructure Program were formed; and

WHEREAS, in 2013, the City Council approved Ordinance 124285 related to establishing a Local Infrastructure Project Area for Downtown and South Lake Union and authorizing the Mayor to execute an interlocal agreement with King County; and

WHEREAS, in 2013, the City Council approved Ordinance 124286 accepting an allocation of transferable development rights and adopting an infrastructure funding plan to support the creation of a Landscape Conservation and Local Infrastructure Program; and

WHEREAS, in 2013, the City Council approved Ordinance 124287 creating a Local Infrastructure Project Area; and

WHEREAS, on October 3, 2013, the Mayor signed an Interlocal Agreement for Regional Transfer of

Development Rights and Tax Increment Financing of Infrastructure by and between The City of Seattle and King County, in accordance with Ordinance 124285, allowing the transfer of development rights from King County; and

WHEREAS, the intent of the LCLIP program when originally developed was to allow at a future date the transfer of development rights from Pierce and Snohomish Counties once their transfer of development right (TDR) programs were developed; and

WHEREAS, Pierce and Snohomish Counties have developed standards and supports for the transfer of development rights from farms and forests in their jurisdiction; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.58A.044 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.58A.044 Regional Development Credits Program

* * *

J. In order to implement this program cooperatively with Snohomish and Pierce Counties, The City of Seattle adopts by reference the TDR terms and conditions in chapter 365-198 WAC to facilitate the transfer of development rights from these counties to Seattle.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this ____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Ketil Freeman / 48178	NA

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE amending Section 23.58A.044 of the Seattle Municipal Code to facilitate the transfer of development rights from Pierce and Snohomish Counties to Seattle.

Summary and background of the Legislation:

This legislation would allow the transfer of development rights from Snohomish and Pierce counties into Seattle as part of the existing Transferable Development Rights (TDR) program. Currently, development in parts of Downtown and South Lake Union may achieve extra floor area by providing certain public benefits such as purchasing development rights from farms and forests in King County. The proposed change would expand the geographic areas where TDR can come from to include Snohomish and Pierce counties as well. It would not expand the area in which extra floor area can be achieved or change amount of extra floor area that could be achieved. The intent of the legislation is to support farm and forest preservation throughout the region and to ensure that development in Downtown and South Lake Union can easily find TDR.

The proposal would not impact the amount of revenue received through the related Landscape Conservation and Local Infrastructure Program (LCLIP). In exchange to implementing the Regional TDR program, King County agreed to provide the City of Seattle with portion of property tax revenue on all new development in Downtown and South Lake Union. This percentage does not change based on the amount of TDR received, but the length of the benefit increases based on the amount of TDR received. Specifically, the revenue goes for 10 years if we receive 200 credits, 15 years with 400 credits, 20 years with 600 credits and 25 years with 800 credits. The City has already meet the 200 credit threshold and is expected to meet the 800 credit threshold within 2-4 years. TDR from Pierce and Snohomish counties count toward meeting these goals in the same way that TDR from King County does.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term, or long-term costs?

This legislation would help ensure that new development can find TDR. Due to the success of the program, the King County TDR bank is running out of TDR that it can quickly sell. Expanding the program to allow TDR from Snohomish and Pierce counties would make it easier to purchase TDR and reduce the likelihood that new development might stall due to a limited availability of TDR.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation could marginally reduce the amount of housing and office development that occurs in Seattle.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The legislation would affect the Seattle Department of Construction and Inspections (SDCI). SDCI will need to develop updated business practices and training for accepting TDR from Pierce and Snohomish Counties.

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in 2021.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Publication is required in the Daily Journal of Commerce.

d. Does this legislation affect a piece of property?

The legislation will apply to properties in Downtown and South Lake Union

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation is not expected to have significant positive or negative implications for the Race and Social Justice Initiative. It may help to ensure continued production of housing and office development in Downtown and South Lake Union. New development is required to contribute to affordable housing through Mandatory Housing Affordability and housing production will help slow increasing housing prices by increasing the supply of housing.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

This legislation is likely to slightly decrease carbon emissions over the long term as it will make it easier to preserve farm and forest land and accommodate new development in areas of Seattle with high access to transit and amenities. This pattern of development will support reduced carbon emissions due to transportation.

- 2. 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 have a significant impact on Seattle’s resiliency. Overall, it will tend to encourage new development in areas where it will have minimum impact on increasing impervious surface and will help preserve existing farms and forests.

- g. 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)?**

No new initiative or major programmatic expansion is proposed.



Legislation Text

File #: CB 120155, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending the Comprehensive Plan to change the name of Single Family areas to Neighborhood Residential areas as part of the 2020-2021 Comprehensive Plan amendment process.

WHEREAS, before 1923, The City of Seattle allowed a mix of housing types and scattered businesses in Seattle’s neighborhoods; and

WHEREAS, in 1923, The City of Seattle adopted its first land use code, which prohibited multifamily structures and boarding houses in areas where they had previously been permitted; and

WHEREAS, since 1923, The City of Seattle zoned some areas with existing multifamily buildings and commercial uses to single-family zoning; and

WHEREAS, as a result, Seattle’s Single Family zones frequently include a mix of land uses, a condition that is not reflected in the term Single Family; and

WHEREAS, 54 percent of Seattle parcel area is zoned Single Family; and

WHEREAS, a similar portion of the City is designated as “Single Family Areas” on the Future Land Use Map; and

WHEREAS, in 2018, the Seattle Planning Commission (SPC) published “Neighborhoods for All,” which recommended changing the name of Single Family zones to Neighborhood Residential because “[t]he label of ‘Single Family Zone’ is a misnomer, as individuals and roommates can live in a house together without being a family”; and

WHEREAS, the SPC found that “[c]hanging the name of the zone to Neighborhood Residential would more

accurately reflect the character of the zone, while not suggesting only families can live there”; and
WHEREAS, in 2019, in Resolution 31870, the City Council first called for the name of “Single Family” areas
to be changed to “Neighborhood Residential”; and

WHEREAS, in 2019 and 2020, Resolutions 31896 and 31970, repeated the call to change the name of single-
family areas; and

WHEREAS, changing the name of Single Family areas in the Comprehensive Plan is a step toward the City’s
plans and regulations reflecting the array of housing types and land uses found in Seattle’s single family
areas;

WHEREAS, changing the name of Single Family areas in the Comprehensive Plan is intended to better reflect
the existing character and range of activities permitted in those areas, and is not intended to have a
substantive effect on the uses permitted in those areas; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 126186, is amended as follows:

- A. Amendments to the Land Use Element, as shown in Attachment 1 to this ordinance;
- B. Amendments to the Housing Element, as shown in Attachment 2 to this ordinance;
- C. Amendments to the Parks and Open Space Element, as shown in Attachment 3 to this ordinance;
- D. Amendments to Neighborhood Plans; as shown in Attachment 4 to this ordinance;
- E. Amendments to the Housing Appendix, as shown in Attachment 5 to this ordinance;
- F. Amendments to the Future Land Use Map, as shown in Attachment 6 to this ordinance.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if
not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by
Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by

me in open session in authentication of its passage this ____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this ____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

- Attachment 1 - Amendments to the Land Use Element
- Attachment 2 - Amendments to the Housing Element
- Attachment 3 - Amendments to the Parks and Open Space Element
- Attachment 4 - Amendments to Neighborhood Plans
- Attachment 5 - Amendments to the Housing Appendix
- Attachment 6 - Amendments to the Future Land Use Map

Land Use Element

Introduction

* * *

You see these policies in action when you notice a difference in the location, type, and size of new buildings. Guided by the urban village strategy, the City’s Land Use Code (Seattle Municipal Code Title 23) includes a map showing the zones that define the types of buildings allowed. Detailed regulations tell developers what the buildings in each zone can look like. The zones themselves are grouped in the Land Use Code under general categories such as ~~((single-family))~~ neighborhood residential zones, which are composed mostly of houses, and commercial/mixed-use zones, which include businesses as well as housing. Multifamily zones include apartment buildings, town houses, and condos, while industrial zones create space for the port and manufacturing to thrive. Downtown has its own zone type for dense, highrise office and residential buildings.

This Land Use element is divided into three sections. The first section has policies that affect the city as a whole. These policies speak to how Seattle should change and grow in the years to come. The Future Land Use Map shows us the shape of this next-generation Seattle. The second section talks about each kind of land use area: ~~((single-family))~~ neighborhood residential, multifamily, commercial/mixed-use, industrial, and Downtown. The policies in this section explain what makes each of these land use areas different. The third section contains policies for places that play special roles—for example, historic districts.

The Land Use Appendix provides information about the amount of land being used for different purposes across the city. It also displays the density of housing, population, and jobs throughout the city.

* * *

The Future Land Use Map and Locations of Zones

Discussion

The Future Land Use Map shows distinct land use designations or types that are located around the city. The City has decided the right uses for each area and how much use each area should receive. Five of these area types—(~~single-family~~) neighborhood residential areas, multifamily residential areas, commercial/mixed-use areas, Downtown areas, and industrial areas—are meant to suggest specific uses. One area might be good for building more homes or right for building shops and restaurants. Within each land use area, there may be different levels of zoning that provide more detail about what can be built. This ensures that the right types and density of buildings will be built in each place. In certain places, special zoning can be created through a separate process. Some of these special zones are created around large hospitals or universities or housing developments where the needs of many people need to be coordinated. These include major institution overlay districts and master planned communities. Four other types of areas on the Future Land Use Map show the urban village strategy in use. Urban centers, hub urban villages, residential urban villages, and manufacturing/industrial centers work together with the land use area designations. They show us the best spots to place new housing and jobs and the right places for manufacturing, warehousing, and port activity.

* * *

Special Uses: Telecommunications Facilities

* * *

LU 4.3 Prohibit new major communication utilities, such as radio and television transmission towers, in (~~single-family~~) neighborhood and multifamily residential zones and in pedestrian-

oriented commercial/mixed-use zones and encourage existing major communication utilities to relocate to nonresidential areas.

* * *

General Development Standards

* * *

LU 5.7 Employ development standards in residential zones that address the use of the ground level of new development sites to fit with existing patterns of landscaping, especially front yards in ~~((single-family))~~ neighborhood residential areas, and to encourage permeable surfaces and vegetation.

* * *

Land Use Areas

Discussion

Historically, zones were created so that different types of uses could be developed only in distinct areas of the city. One reason for this was to keep the uses in one area from affecting the uses in another in a negative way. For example, industrial activities like manufacturing were separated from residential areas to protect residents from harm. Over time, the city evolved in a pattern similar to that basic idea. There are still areas in the city that have distinct uses, but over time commercial uses and residential uses began to blend more to give people better access to shops and services. These changing patterns helped give Seattle its unique neighborhoods. For instance, areas with commercial zoning that allows shops and small offices have become the heart of many neighborhoods.

Areas that already had business cores and multifamily housing and that are zoned for more housing and businesses have become the cores of the urban villages. ~~((Some single-family~~

~~areas~~) Areas in the city were developed at different times, giving them distinct characteristics that show their history. For instance, houses might have a similar architectural style or have a similar relationship to their surroundings.

Each of the land use areas plays a unique role in the city. Used in combination, they help Seattle grow in ways that meet the city's needs. They allow us to place new housing in the areas where the most jobs and services are or will be in the future. They also allow us to encourage housing in places that already have frequent and reliable transit service or that will have better access as improvements and investments are made in rail or bus service.

~~((Single-family))~~ **Neighborhood Residential Areas**

~~((Single-family))~~ Neighborhood Residential ~~((zones))~~ areas cover much of the city, including single-family zones. While they are thought of as residential neighborhoods, they include a variety of uses beyond housing. For instance, most of the public parkland is found in these zones, as are many of the public schools, cemeteries, and fire stations. In most of these areas, houses are usually not very tall and typically have yards and open space around them. That open space provides recreation opportunities for residents and land for much of the city's tree canopy. Much of the land in these areas has been built to the densities the current zoning rules allow. However, some different housing types, such as accessory dwelling units or backyard cottages, could increase the opportunity for adding new housing units in these areas. Over time, some ~~((single-family))~~ neighborhood residential areas could be incorporated into nearby urban villages, and there could be a new definition of what is allowable in these zones when they are inside urban villages.

GOAL

LU G7 Provide opportunities for detached single-family residential structures and other compatible housing options that have low height, bulk, and scale in order to serve a broad array of households and incomes and to maintain an intensity of development that is appropriate for areas with limited access to services, infrastructure constraints, fragile environmental conditions, or that are otherwise not conducive to more intensive development.

POLICIES

LU 7.1 Designate as ~~((single-family))~~ neighborhood residential areas those portions of the city that are predominantly developed with single-family detached houses and that are large enough to maintain a consistent residential character of low height, bulk, and scale over several blocks.

LU 7.2 Use a range of ~~((single-family))~~ neighborhood residential zones to

- maintain the current low-height and low-bulk character of designated ~~((single-family))~~ neighborhood residential areas;
- limit development in ~~((single-family))~~ neighborhood residential areas or that have environmental or infrastructure constraints;
- allow different densities that reflect historical development patterns; and
- respond to neighborhood plans calling for redevelopment or infill development that maintains the ~~((single-family))~~ neighborhood residential character of the area but also allows for a greater range of housing types.

LU 7.3 Consider allowing redevelopment or infill development of ~~((single-family))~~ neighborhood residential areas inside urban centers and villages, where new development would maintain the low height and bulk that characterize the single-family area, while allowing a wider

range of housing types such as detached accessory units, cottage developments or small duplexes or triplexes.

LU 7.4 Allow detached single-family dwellings as the principal use permitted outright in ~~((single-family))~~ neighborhood residential areas.

LU 7.5 Encourage accessory dwelling units, family-sized units, and other housing types that are attractive and affordable, and that are compatible with the development pattern and building scale in ~~((single-family))~~ neighborhood residential areas in order to make the opportunity in single-family areas more accessible to a broad range of households and incomes, including lower-income households.

LU 7.6 Limit the number and types of nonresidential uses allowed in ~~((single-family))~~ neighborhood residential areas and apply appropriate development standards in order to protect those areas from the negative impacts of incompatible uses.

LU 7.7 Prohibit parking lots or other activities that are part of permitted uses in neighboring higher-intensity zones from locating or expanding in ~~((single-family))~~ neighborhood residential areas.

LU 7.8 Use minimum lot size requirements to maintain the character of ~~((single-family))~~ neighborhood residential areas and to reflect the differences in environmental and development conditions and densities found in various single-family areas throughout the city.

LU 7.9 Allow exceptions to minimum lot size requirements to recognize building sites created under earlier regulations and historical platting patterns, to allow the consolidation of very small lots into larger lots, to adjust lot lines to permit more orderly development patterns, and to provide more housing opportunities by creating additional buildable sites that integrate well with surrounding lots and do not result in the demolition of existing housing.

LU 7.10 Reflect the character of existing low-density development through the regulation of scale, siting, structure orientation, and setbacks.

LU 7.11 Permit, through Council or administrative conditional use approval, variations from established standards for planned large developments in ~~((single-family))~~ neighborhood residential areas, to promote high-quality design that

- is compatible with the character of the area,
- enhances and preserves natural features and functions,
- encourages the construction of affordable housing,
- allows for development and design flexibility, and
- protects environmentally critical areas.

Such developments should not be considered as sole evidence of changed circumstances to justify future rezones of the site or adjacent properties.

LU 7.12 Emphasize measures that can increase housing choices for low-income individuals and families when considering changes to development standards in ~~((single-family))~~ neighborhood residential areas.

Multifamily Residential Areas

Discussion

The city's multifamily areas contain a variety of housing types. You might find duplexes or town houses, walk-up apartments or highrise towers. These structures may include units that are owned by the residents or may provide rental housing. Overall, these areas offer more choices for people with different living styles and a wider range of incomes than ~~((single-family))~~ neighborhood residential zones.

* * *

LU 8.10 Designate lowrise multifamily zones in places where low-scale buildings can provide a gradual transition between ((~~single-family~~)) neighborhood residential zones and more intensive multifamily or commercial areas.

* * *

Housing

* * *

Diversity of Housing

* * *

H 3.4 Promote use of customizable modular designs and other flexible housing concepts to allow for households' changing needs, including in neighborhood residential areas (~~zoned for single-family use~~).

H 3.5 Allow additional housing types in neighborhood residential areas (~~that are currently zoned for single-family development~~) inside urban villages; respect general height and bulk development limits currently allowed while giving households access to transit hubs and the diversity of goods and services that those areas provide.

* * *

Parks and Open Space

Introduction

* * *

In addition to the areas enjoyed by the public, there are many private open spaces in the city.

These areas—such as yards in ~~((single-family))~~ neighborhood residential and multifamily zones—also provide light, air, and breathing room that benefit everyone in the city.

* * *

Admiral

* * *

A-P2 Maintain the character and integrity of the existing ((single-family)) neighborhood residential zoned areas by maintaining current ((single-family)) neighborhood residential zoning outside the urban village on properties meeting the locational criteria for ((single-family)) neighborhood residential zones.

* * *

Aurora-Licton

* * *

DESIGNATION OF THE AURORA-LICTON RESIDENTIAL URBAN VILLAGE POLICIES

AL-P1 Maintain the current balance of residential and commercial areas within the urban village boundaries. Consider future zoning changes that would reduce conflicts between adjacent areas; promote the development of a neighborhood-serving and pedestrian-oriented commercial core and promote transitions between ((~~single-family~~)) neighborhood residential areas and commercial areas.

* * *

Bitter Lake Village

* * *

BL-P23 Use the permitting and environmental review process to minimize or mitigate the impacts of commercial and higher density residential uses on nearby ~~((single-family))~~ neighborhood residential areas.

BL-P24 Encourage design and site planning of single-family and multifamily housing that fits with the surrounding neighborhoods.

BL-P25 Develop and use neighborhood design guidelines to help establish an urban design vision for Linden Avenue, to guide multifamily and commercial development that enhances the pedestrian environment, and to ensure appropriate transitions between ~~((single-family neighborhoods))~~ neighborhood residential areas and denser commercial areas.

* * *

Central Area

* * *

CA-P68 Consider rezoning ((~~single-family~~) neighborhood residential) zoned parcels to neighborhood commercial to support continuation and expansion of services provided by local institutions as the Cherry Hill Baptist Church.

* * *

CA-P69 Encourage increased housing density at 23rd and Madison. As one tool for implementing this policy, consider the Residential Small Lot zone to be appropriate for ((~~single-family~~) ~~family~~) areas south of East Madison Street within the Madison-Miller Residential Urban Village.

- A. The portion of East Madison Street within the Madison-Miller Residential Urban Village is designated a principal commercial street.

* * *

Columbia City

* * *

CC-G7 A community with healthy and attractive (~~single family~~) neighborhood residential areas.

* * *

Crown Hill/Ballard

* * *

CH/B-P6 Maintain the physical character of the ~~((single-family))~~ neighborhood residential-zoned areas in the Crown Hill/Ballard plan area.

CH/B-P6.5 In the Crown Hill Residential Urban Village, ~~((single-family))~~ neighborhood residential-zoned portions of split-zoned lots having an existing multifamily use may be rezoned to an abutting multifamily-zoning designation. This policy is intended to guide future rezone decisions and to lead to amendment of the Land Use Code by changing limits on the zones to which ~~((single-family))~~ neighborhood residential areas may be rezoned within the Crown Hill Residential Urban Village~~((, as prescribed by SMC 23.34.010.B.2))~~.

* * *

Greenwood/Phinney Ridge

* * *

G/PR-G7 A neighborhood where the scale and character of historical or existing ((~~single-family~~)) neighborhood residential areas have been maintained.

* * *

Morgan Junction

* * *

MJ-G5 A community with strong ~~((single-family neighborhoods))~~ neighborhood residential areas and compatible multifamily buildings offering a wide range of housing types for all people.

HOUSING AND LAND USE POLICIES

MJ-P13 Maintain the physical character and scale of historically single-family ~~((housing))~~ zoned areas within the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.

MJ-P14 Encourage a mix of housing stock to promote generational wealth creation through the retention or creation of affordable, entry-level, family-sized housing units that provide homeownership opportunities in the historically single-family ~~((housing))~~ zoned areas of the urban village.

* * *

North Beacon Hill

* * *

NBH-P9 Allow alternative housing types, such as cottage housing, in ~~((single-family))~~ neighborhood residential zones to support affordable choices while preserving the ~~((single-family))~~ neighborhood residential character.

* * *

NBH-G7 A Town Center urban form that transitions from denser development at the Town Center core to less dense and neighborhood ~~((single-family))~~ residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.

North Neighborhoods (Lake City)

* * *

NN-P36 Encourage development of non-single-family parcels adjacent to (~~single-family zoning~~) neighborhood residential zones to provide transitions or buffers adequate to protect the (~~single-family~~) neighborhood residential area from adverse impacts.

* * *

North Rainier

* * *

NR-G2 Housing in the neighborhood meets community needs for a range of household incomes and unit sizes, and makes a compatible transition from higher-intensity mixed-use and multifamily residential to ~~((single-family))~~ neighborhood residential areas.

* * *

NR-P10 Include a portion of ~~((single-family))~~ neighborhood residential area located between 24th Avenue South and 25th Avenue South, north of S. McClellan Street, within the urban village and within the Station Area Overlay District, and support a multifamily zoning designation for the area that would allow more compact residential development.

* * *

Northgate

* * *

NG-G2 A thriving, vital, mixed-use center of concentrated development surrounded by healthy ~~((single-family neighborhoods))~~ neighborhood residential areas transformed from an underutilized, auto-oriented office/retail area.

LAND USE & HOUSING GOALS

NG-G3 The surrounding ~~((single-family neighborhoods))~~ neighborhood residential areas are buffered from intense development in the core, but have ready access to the goods, services, and employment located in the core via a range of transportation alternatives including walking, bicycling, transit, and automobile (the core area is shown on the Northgate map).

* * *

NG-P6 Promote additional multifamily housing opportunities for households of all income levels to the extent that a compatible scale and intensity of development can be maintained with adjacent ~~((single-family))~~ neighborhood residential areas.

* * *

Queen Anne (Uptown)

* * *

QA-G2 Queen Anne has many ((~~single-family~~)) neighborhood residential, multifamily, and mixed-use neighborhoods that preserve cultural and historic resources and which include affordable, subsidized, and special-needs housing.

* * *

QA-P2 Preserve the character of Queen Anne's ((~~single-family~~)) neighborhood residential and mixed-use neighborhoods.

* * *

QA-P11 Provide for an attractive and harmonious transition between different land uses, including commercial areas and ((~~single-family~~)) neighborhood residential areas.

QA-P12 Legal non-conforming uses exist in Queen Anne's ((~~single-family neighborhoods~~)) neighborhood residential areas, and these shall be allowed to remain at their current intensity, as provided in the Land Use Code, to provide a compatible mix and balance of use types and housing densities.

QA-P13 Accessory dwelling units (ADUs) in ((~~single-family zones~~)) neighborhood residential areas, in the Queen Anne planning area, should continue to be limited to the principal residential structure, and consider requiring that they be subordinate in size and character in order to discourage the development of duplexes and other multifamily structures in these zones.

Rainier Beach

* * *

RB-P4 Seek to preserve the character of Rainier Beach's ~~((single-family))~~ neighborhood residential zoned areas. Encourage residential small-lot opportunities within ~~((single-family))~~ neighborhood residential-areas within the designated residential urban village. In the area within the residential urban village west of Martin Luther King Way South, permit consideration of rezones of ~~((single-family))~~ neighborhood residential zoned land to mixed-use designations.

* * *

Roosevelt

* * *

R-LUP3 Promote the development of new multifamily dwellings, in properly zoned areas, that will buffer ~~((single-family))~~ neighborhood residential areas from the commercial core, freeway, and commercial corridors.

* * *

R-HP1 Promote the preservation and maintenance of existing single-family homes in ~~((single-family))~~ neighborhood residential zones and control impacts to homes on the edge of the ~~((single-family))~~ neighborhood residential zones.

West Seattle Junction

* * *

WSJ-G1 A small-town community with its own distinct identity comprised of a strong ((~~single-family~~)) neighborhood residential community and a vibrant mixed-use business district serving the surrounding residential core.

* * *

WSJ-P13 Maintain a character and scale in historically single-family zoned areas similar to the existing single-family housing.

* * *

Westwood/Highland Park

COMMUNITY CHARACTER GOAL

W/HP-G1 A diverse community with two distinct areas, Westwood and Highland Park, composed of a mix of (~~single~~) neighborhood residential and multifamily residential areas, significant public facilities, regional and local commercial businesses, and natural resource opportunities that together offer a variety of choices for its residents.

* * *

HOUSING GOAL

W/HP-G5 A community with both (~~single-family~~) neighborhood and multifamily residential areas and the amenities to support the diverse population.

HOUSING POLICIES

W/HP-P18 Seek to maintain a character and scale in historically single-family areas similar to existing (~~single-family~~) neighborhood residential areas.

* * *

Housing Appendix

* * *

Residential Capacity

* * *

The remaining 25 percent of Seattle’s residential development capacity is in zones that allow only residential uses—meaning these zones do not allow a mix of residential and commercial uses. Of this 25 percent, 20 percent is in zones allowing multifamily structures. The remaining 5 percent is in ~~((single-family))~~ neighborhood residential zones.

* * *

Housing Appendix Figure A-1

Seattle Residential Development Capacity (Model Estimates)

	Residential Development Capacity (Housing Units)	Share of Total Residential Development Capacity
TOTAL:	223,713	100%
By Future Land Use Designation		
((Single-family)) <u>Neighborhood Residential</u>	10,959	5%
Multifamily	46,803	21%
Commercial/Mixed-Use	132,439	59%
Downtown	33,512	15%
Major Institution	N/A	N/A
City-Owned Open Space	0	0%
By Urban Centers/Villages:		
Inside Urban Centers	96,862	43%
Downtown	33,512	15%

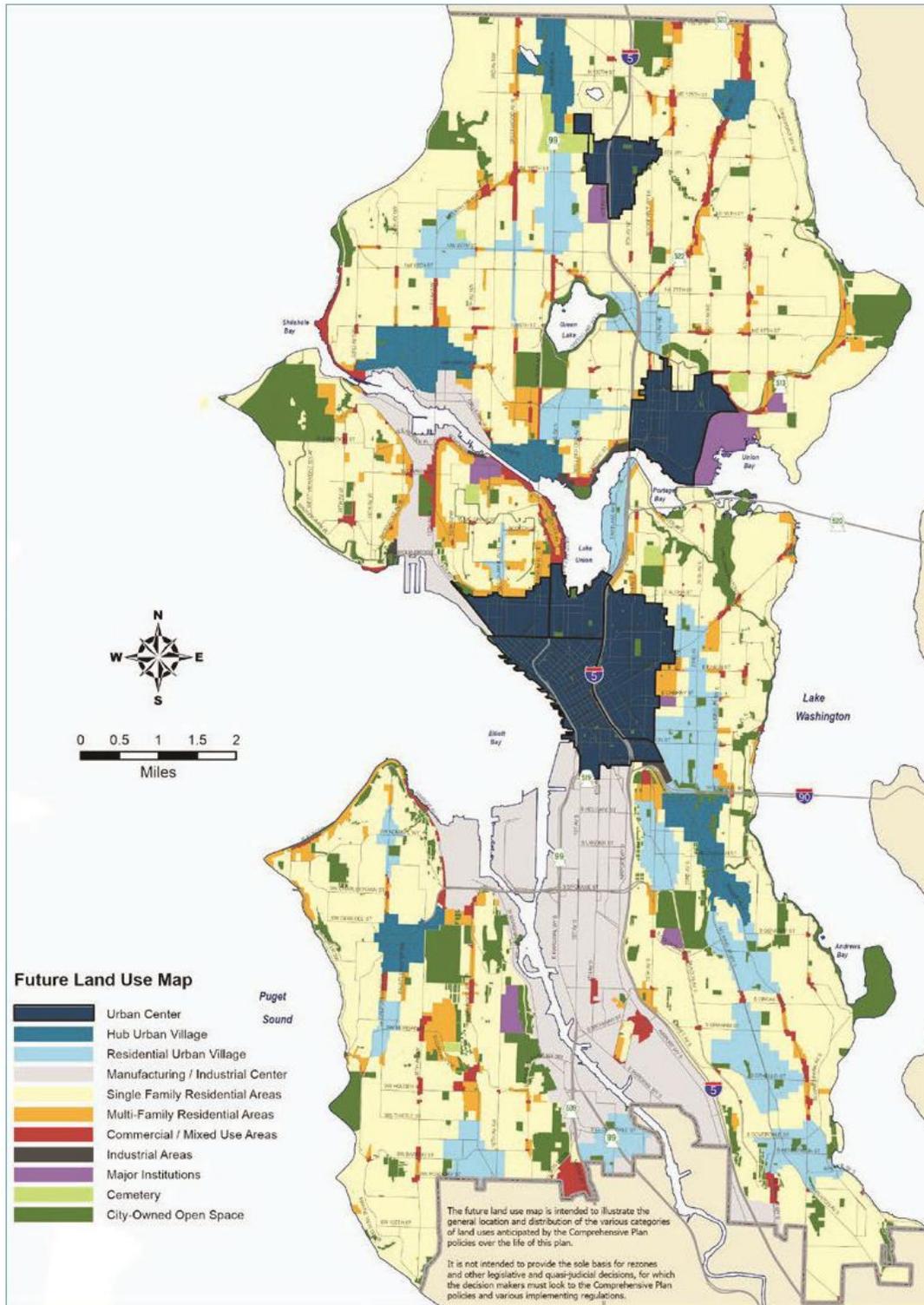
	Residential Development Capacity (Housing Units)	Share of Total Residential Development Capacity
First Hill/Capitol Hill	19,009	8%
Northgate	10,966	5%
South Lake Union	20,277	9%
Uptown	4,165	2%
University District	8,933	4%
Inside Hub Urban Villages	36,227	16%
Inside Residential Urban Villages	39,386	18%
Outside Centers and Villages	51,207	23%

Source: Development Capacity Report, DPD, September 2014

* * *

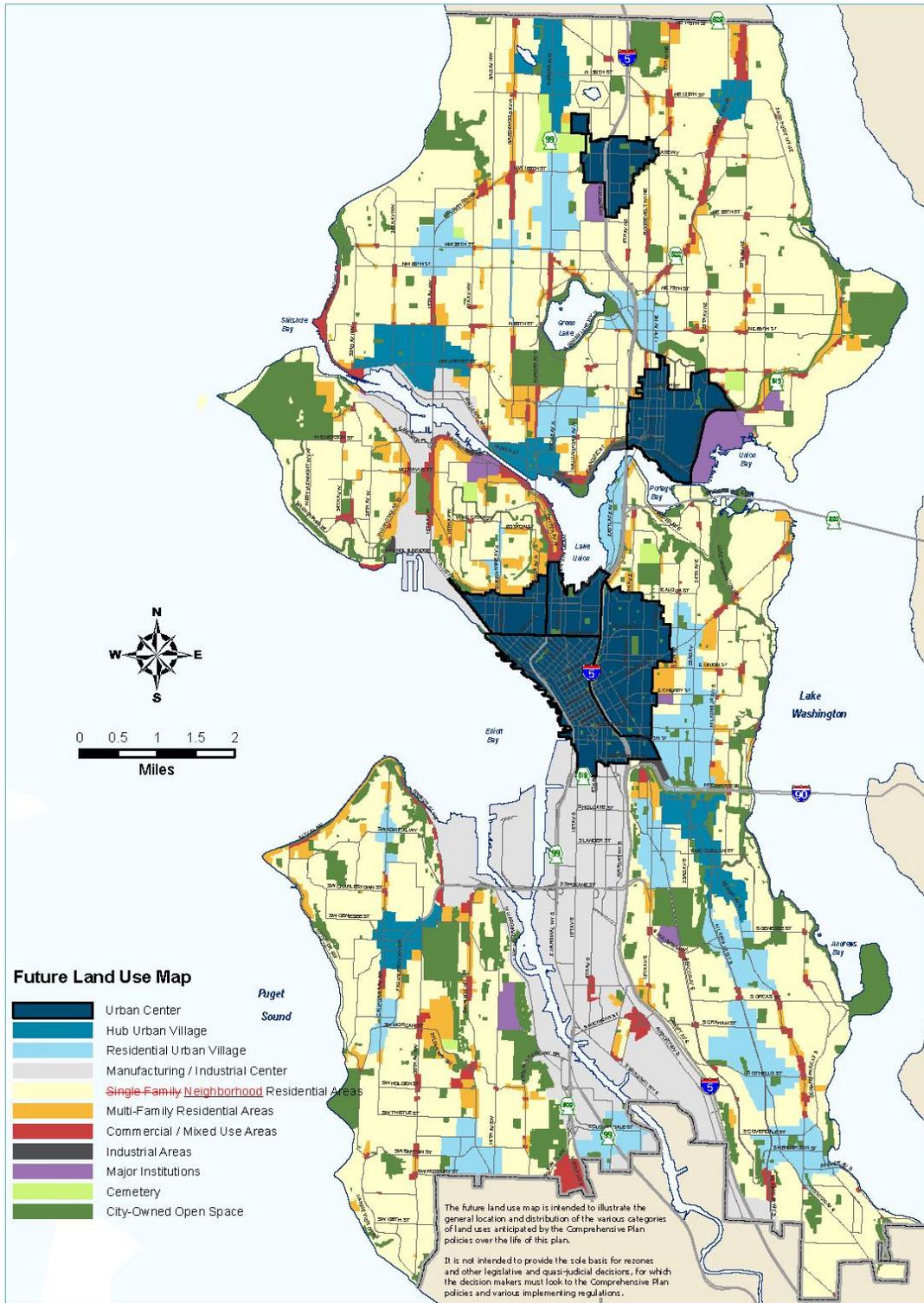
Map A: Future Land Use Map Before Change

Future Land Use Map



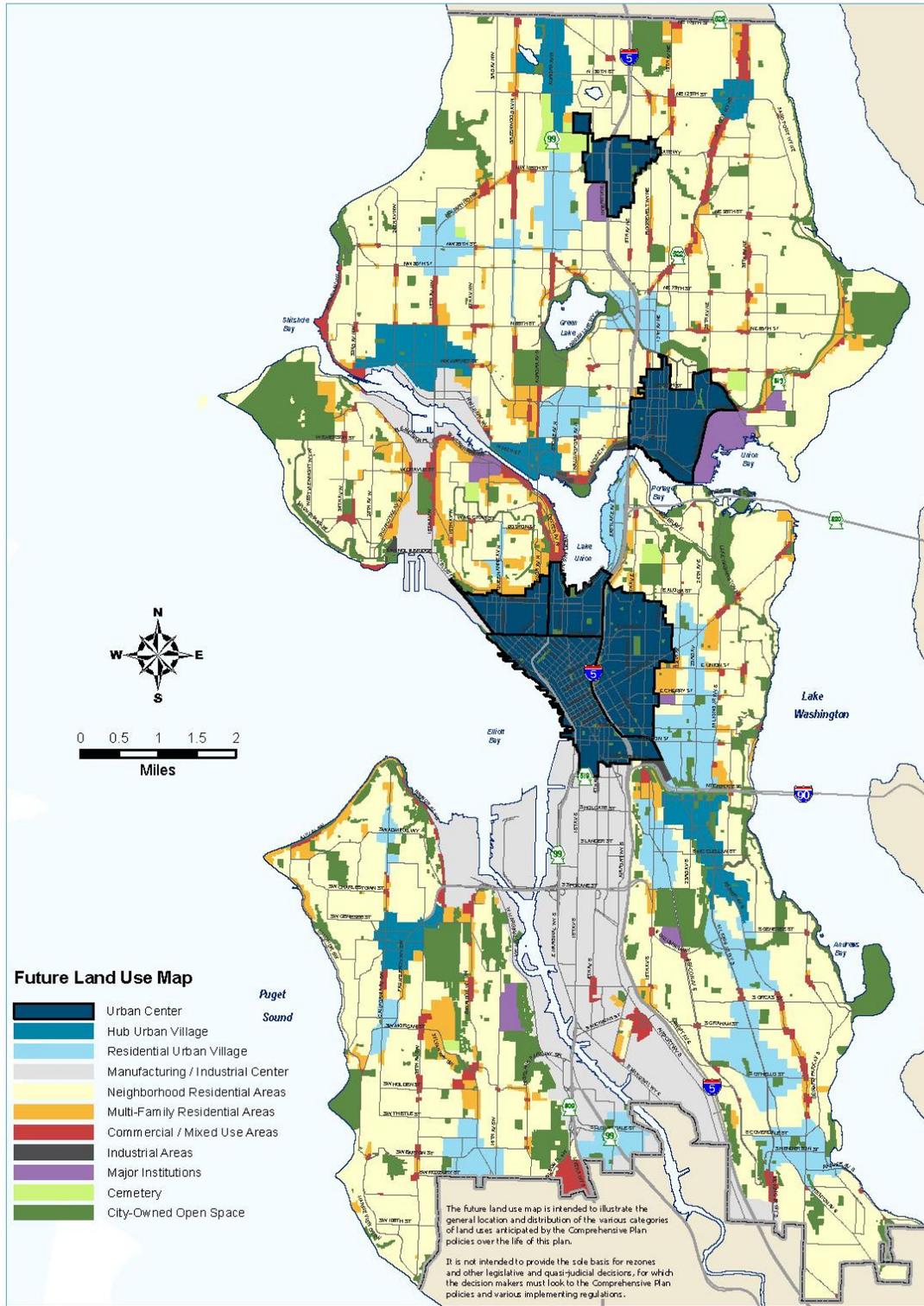
Map B: Change to the Future Land Use Map

Future Land Use Map



Map C: Future Land Use Map after Change

Future Land Use Map



SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Lish Whitson/206-615-1674	N/A

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; amending the Comprehensive Plan to change the name of Single Family areas to Neighborhood Residential areas as part of the 2020-2021 Comprehensive Plan amendment process.

Summary and background of the Legislation:

This bill would make a series of changes to the Comprehensive Plan to replace the narrow term “single-family residential area” with the more general term “neighborhood residential area.” Amendments would be made to the Land Use, Housing, and Parks and Open Space elements, the Housing Appendix and seventeen neighborhood plans.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No

Is there financial cost or other impacts of *not* implementing the legislation?
No

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No

b. Is a public hearing required for this legislation?

Yes, a public hearing was held in the Land Use and Neighborhoods Committee on July 28, 2021.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Notice was published in the Daily Journal of Commerce.

d. Does this legislation affect a piece of property?

While the proposal would change the name of areas on the Future Land Use Map, no substantive affects would result from the proposal. Attachment 6 to the bill shows the areas affected by the name change.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The proposed bill is intended to be an initial step in addressing the segregation that has resulted from keeping most of the City's residential land in single-family land use. The intent of the bill is to provide a more expansive term for areas currently called single-family in order to allow for a broader and deeper dialogue regarding the future of the City's residential neighborhoods as part of the City's next major update to the Comprehensive Plan. This discussion will need to grapple with the racist legacy of single-family zoning and its role in the displacement of BIPOC households. As part of its work leading the major update, OPCD is preparing an outreach and engagement plan that will include language access.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No

2. 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

g. 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).

Not applicable

List attachments/exhibits below:

None



Legislation Text

File #: CB 120154, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2021 Comprehensive Plan annual amendment process.

WHEREAS, The City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in 1994 and most recently adopted amendments to its Comprehensive Plan in October 2020 through Ordinance 126186; and

WHEREAS, the Growth Management Act, chapter 36.70A RCW, authorizes annual amendments to the City's Comprehensive Plan; and

WHEREAS, the adopted procedures in Resolution 31807 provide the process for interested citizens to propose annual Comprehensive Plan amendments for consideration by the City Council; and

WHEREAS, various parties proposed amendments for consideration during the 2021 annual amendment process; and

WHEREAS, on September 29, 2020, the City Council considered these proposed Comprehensive Plan amendments and adopted Resolution 31970, directing that City staff further review and analyze certain proposed amendments; and

WHEREAS, these proposed amendments have been reviewed and analyzed by the Office of Planning and Community Development and considered by the Council; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments and other changes to comply with the Growth Management Act, including requirements

for early and continuous public participation in the development and amendment of the City's Comprehensive Plan; and

WHEREAS, the Council has reviewed and considered the Executive's report and recommendations, public testimony made at the public hearings, and other pertinent material regarding all the proposed amendments; and

WHEREAS, the Council finds that these amendments to the Comprehensive Plan are consistent with the Growth Management Act, and will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 126186, is amended as follows:

A. Amendments to the Future Land Use Map, as shown in Attachment 1 and Attachment 2 to this ordinance.

B. Amendments to Citywide Planning Growth Strategy Element and Land Use Elements of the Comprehensive Plan, as shown in Attachment 3 to this ordinance.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

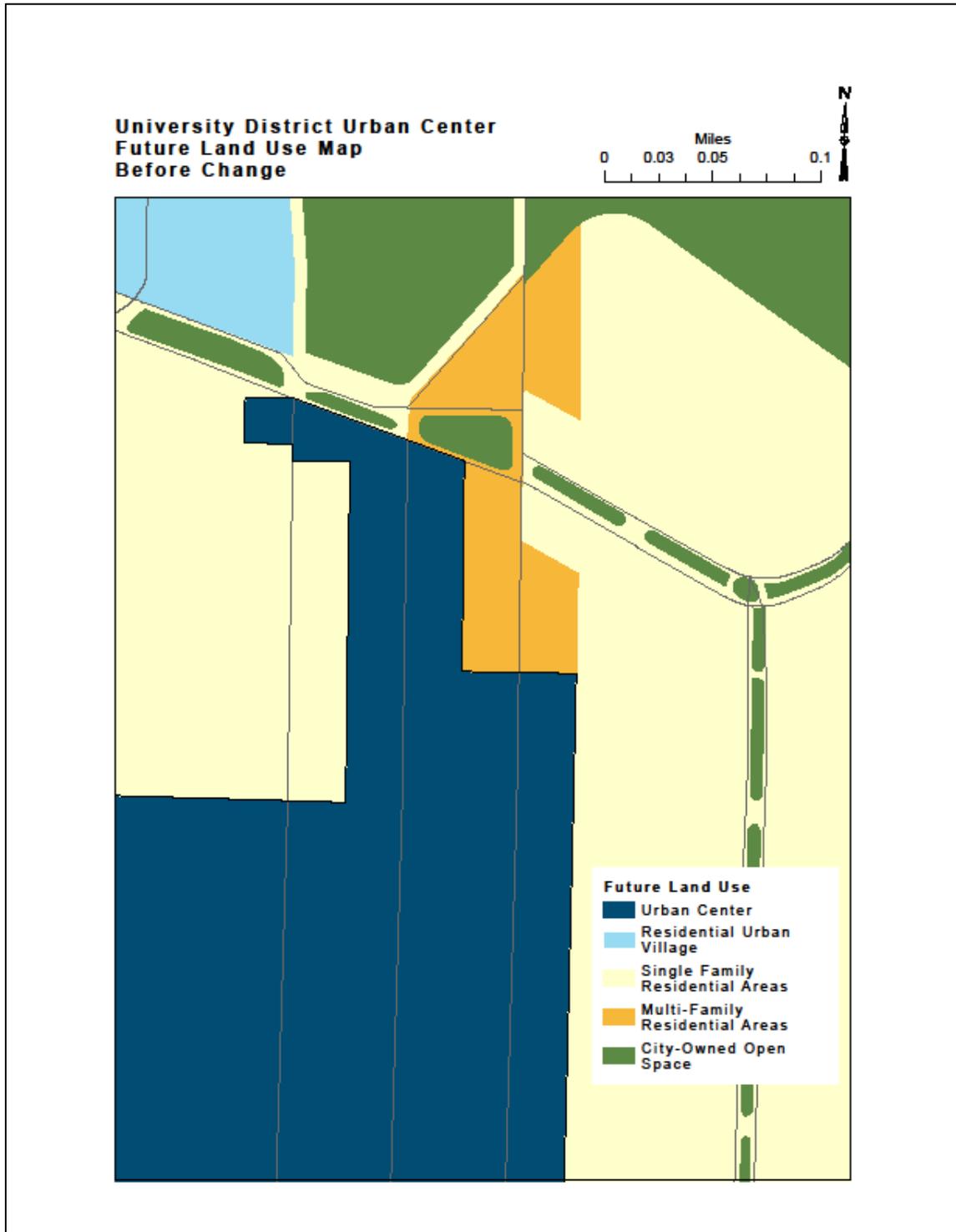
Attachment 1 - University District Urban Center Future Land Use Map Amendment

Attachment 2 - 130th Street Station Area Future Land Use Map Amendment

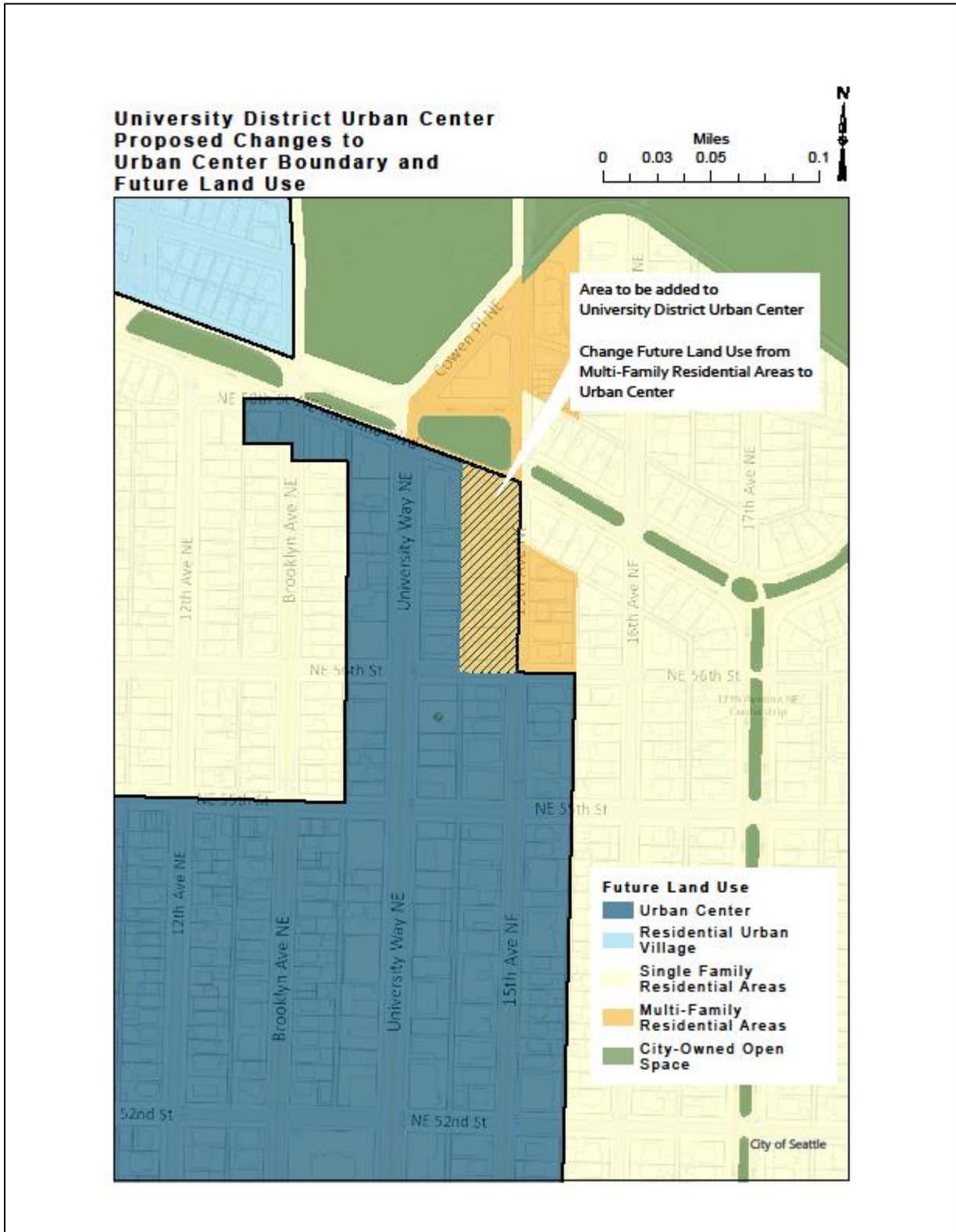
Attachment 3 - Comprehensive Plan Text Amendments

ATTACHMENT 1 University District Urban Center FLUM Amendment

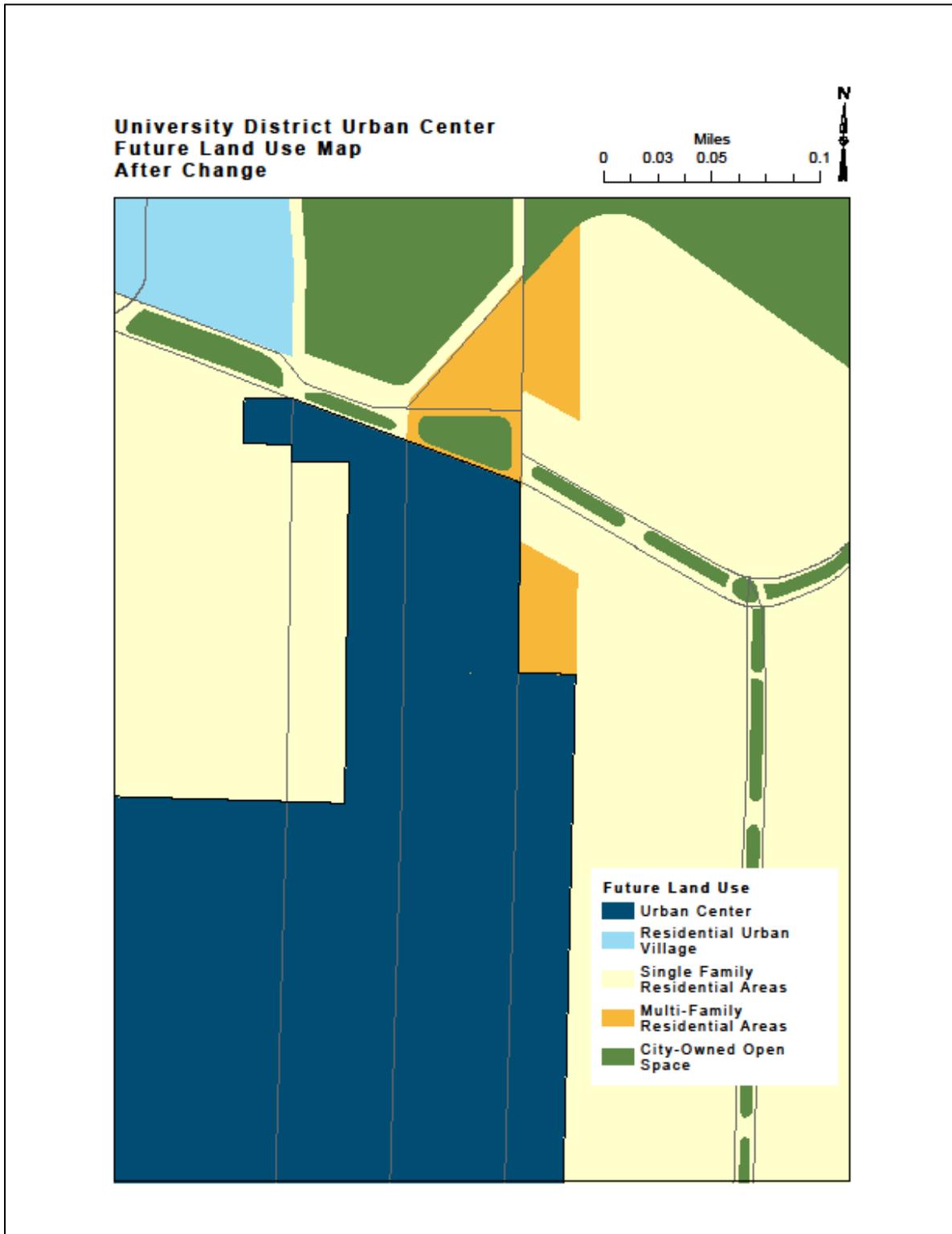
University District Urban Center FLUM Before Change



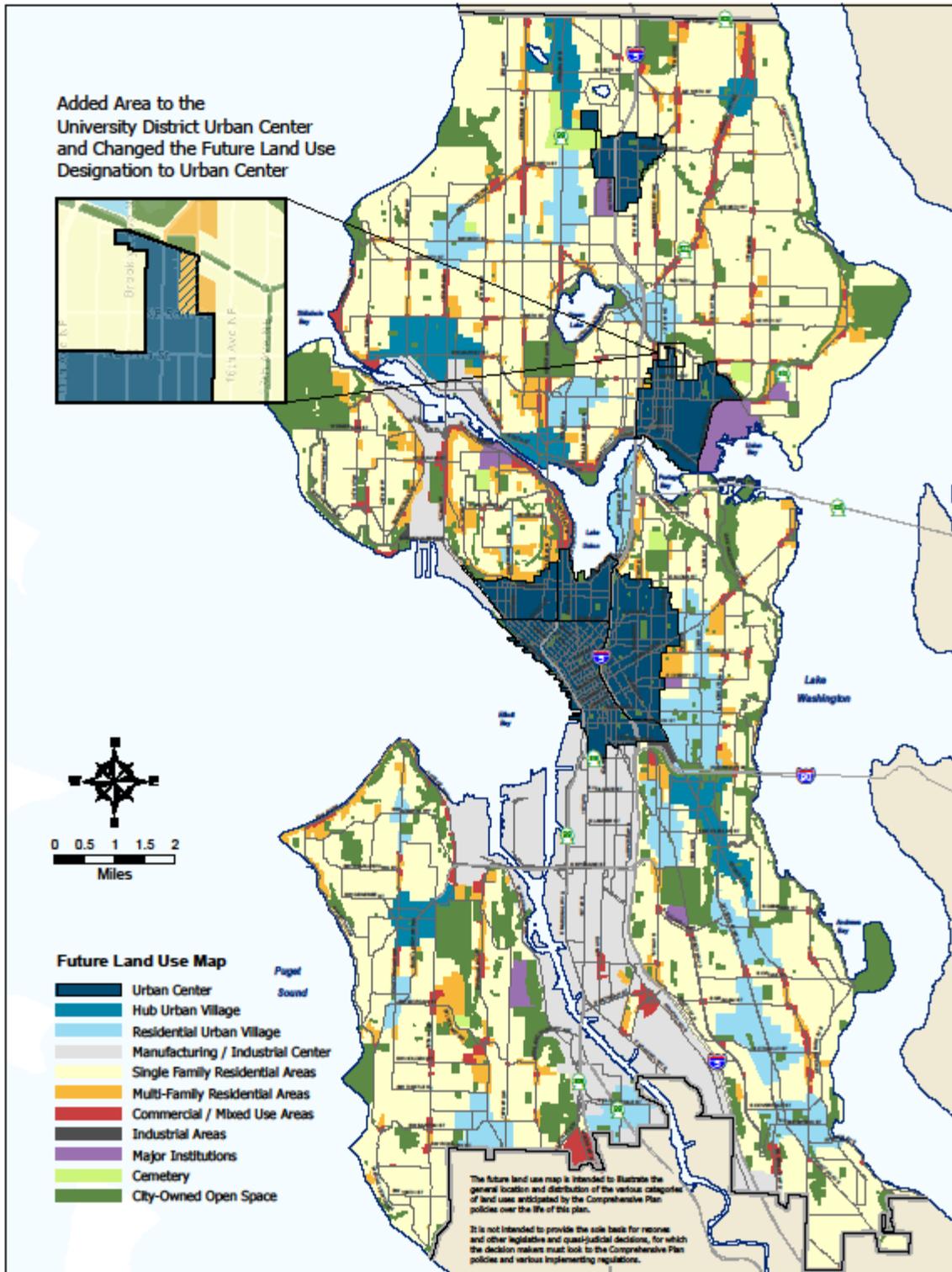
University District Urban Proposed Changes to Urban Center Boundary and Future Land Use



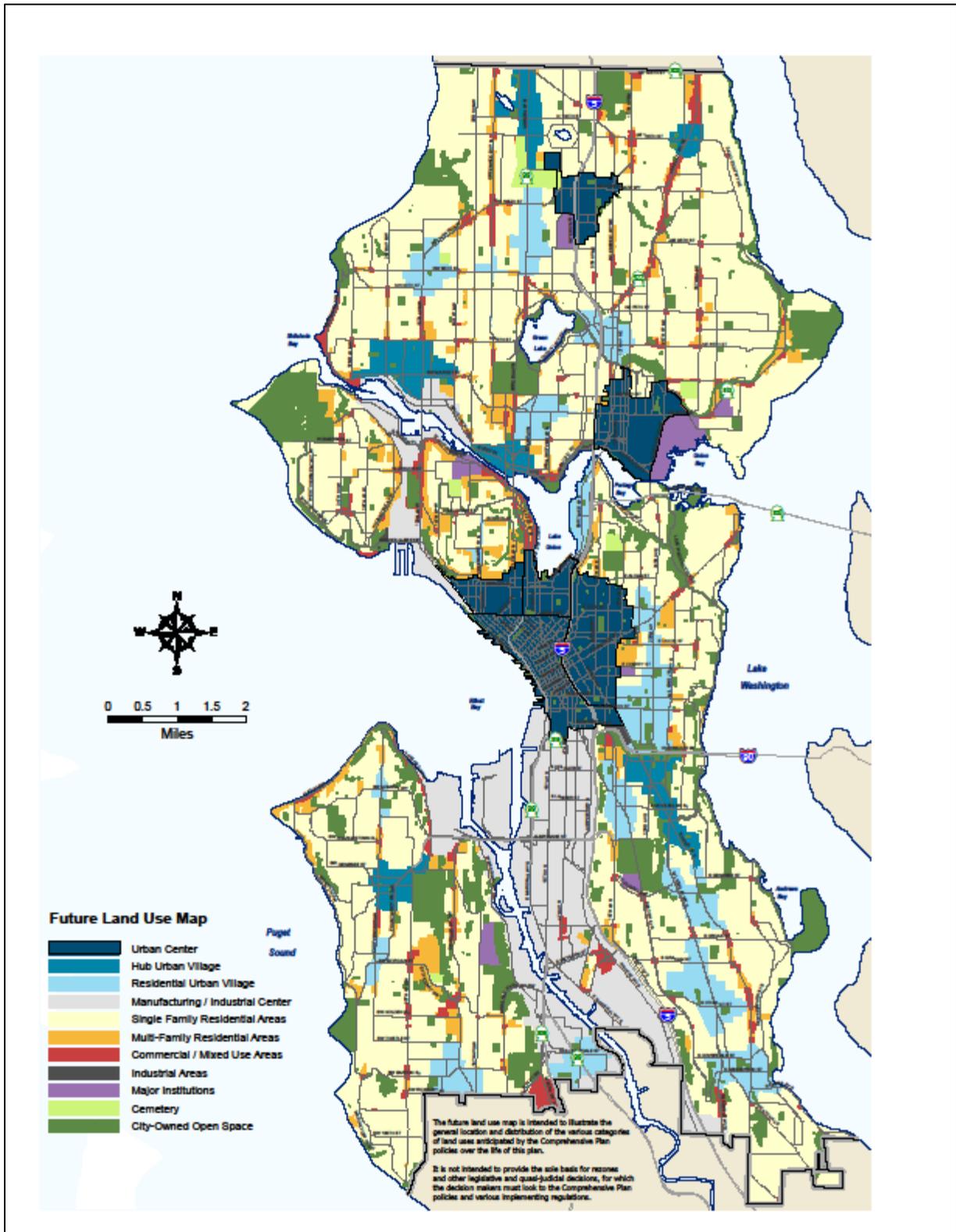
University District Urban Center FLUM After Change



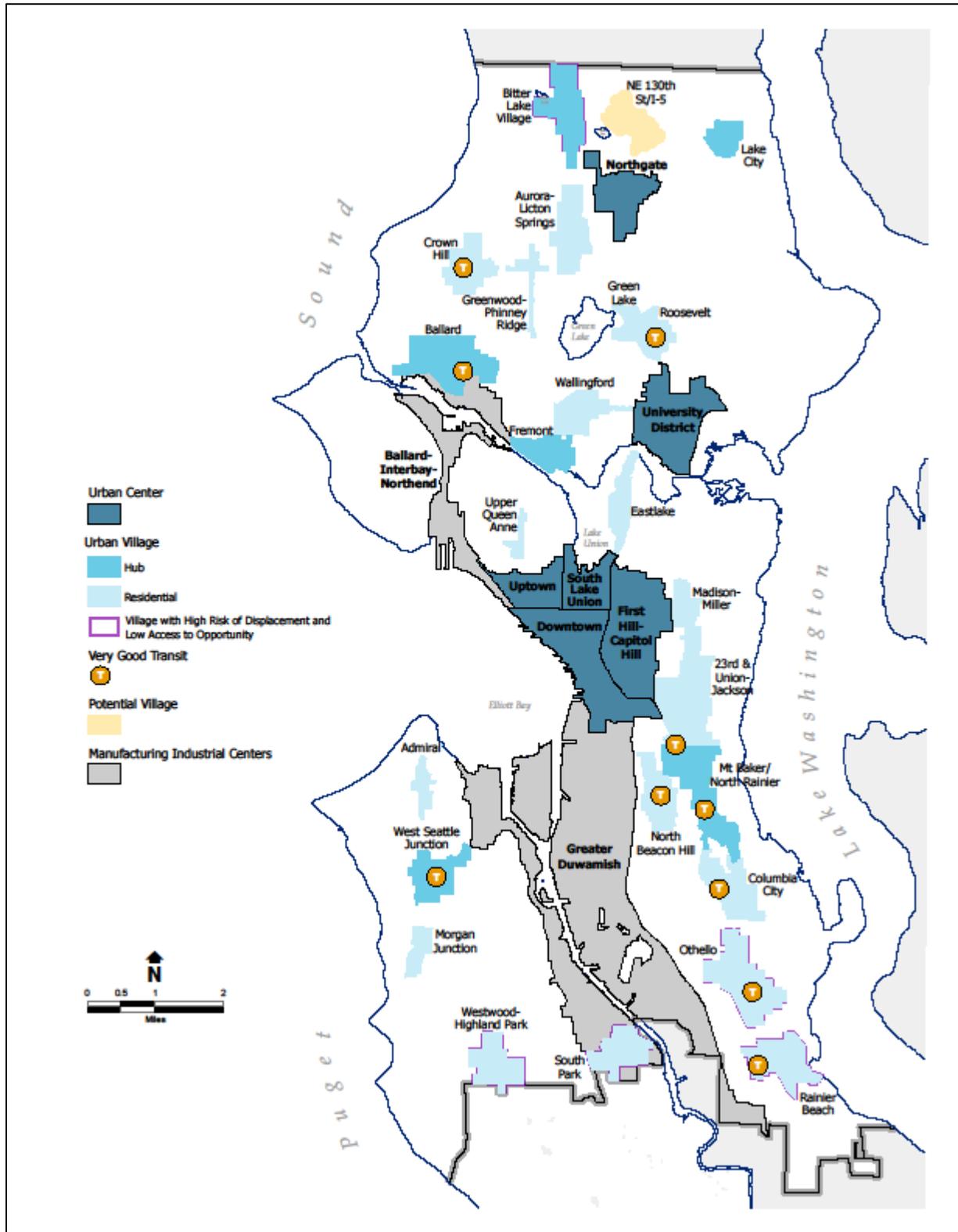
University District Urban Center Future Land Use Map Proposed Changes



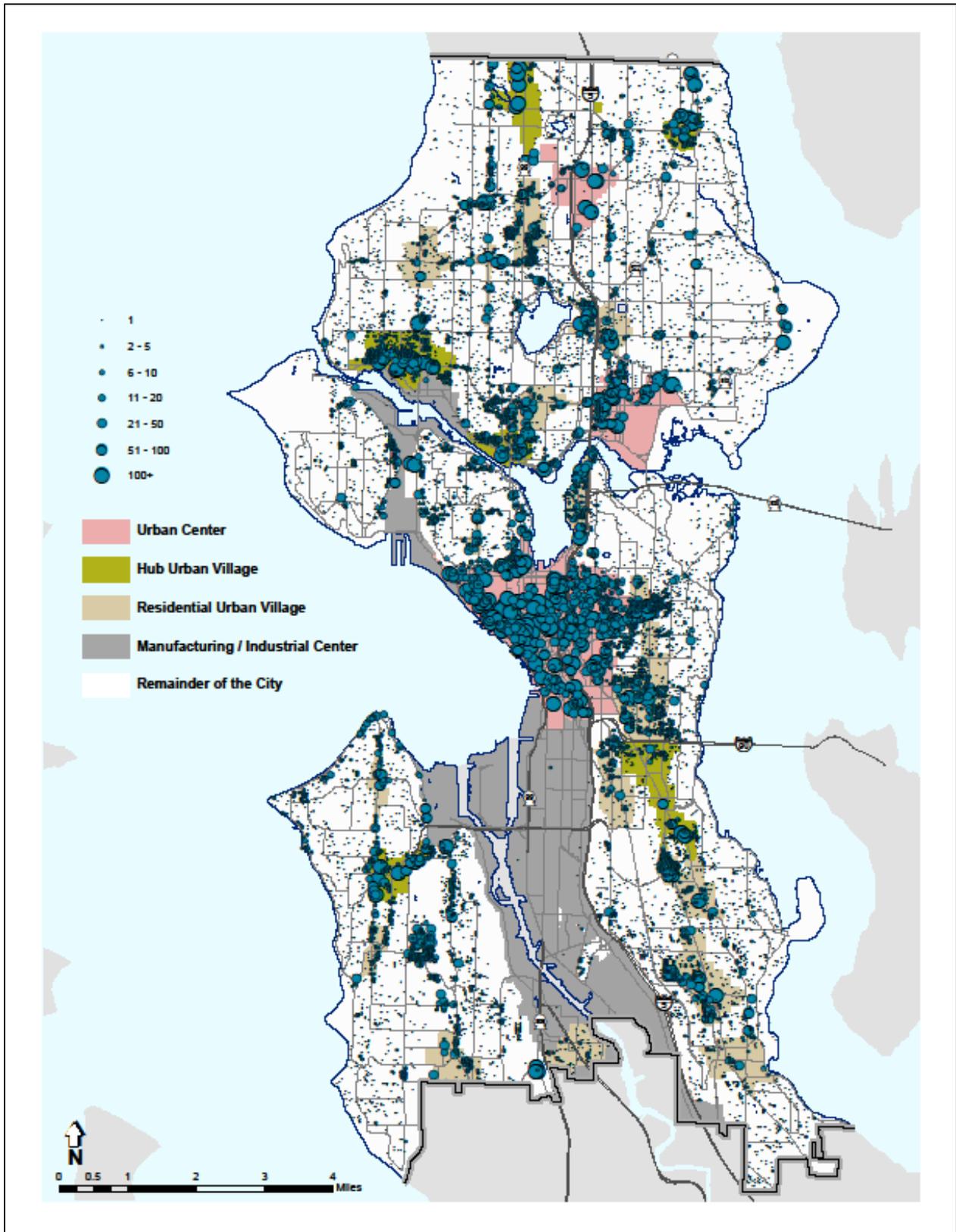
City of Seattle Future Land Use Map



Growth Strategy Figure 4 Urban Centers, Urban Villages, Manufacturing/Industrial Centers

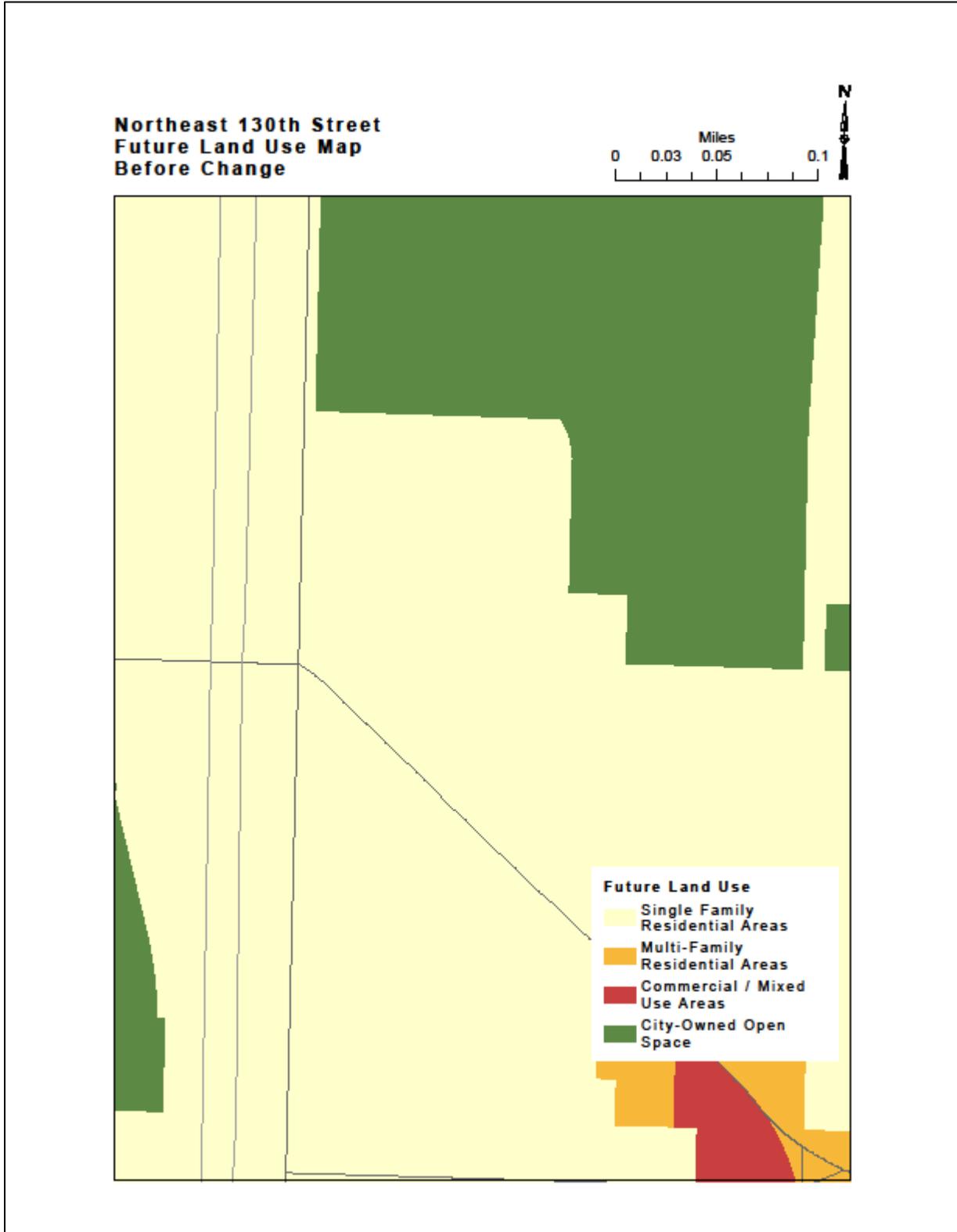


Housing Units Built 1995-2014

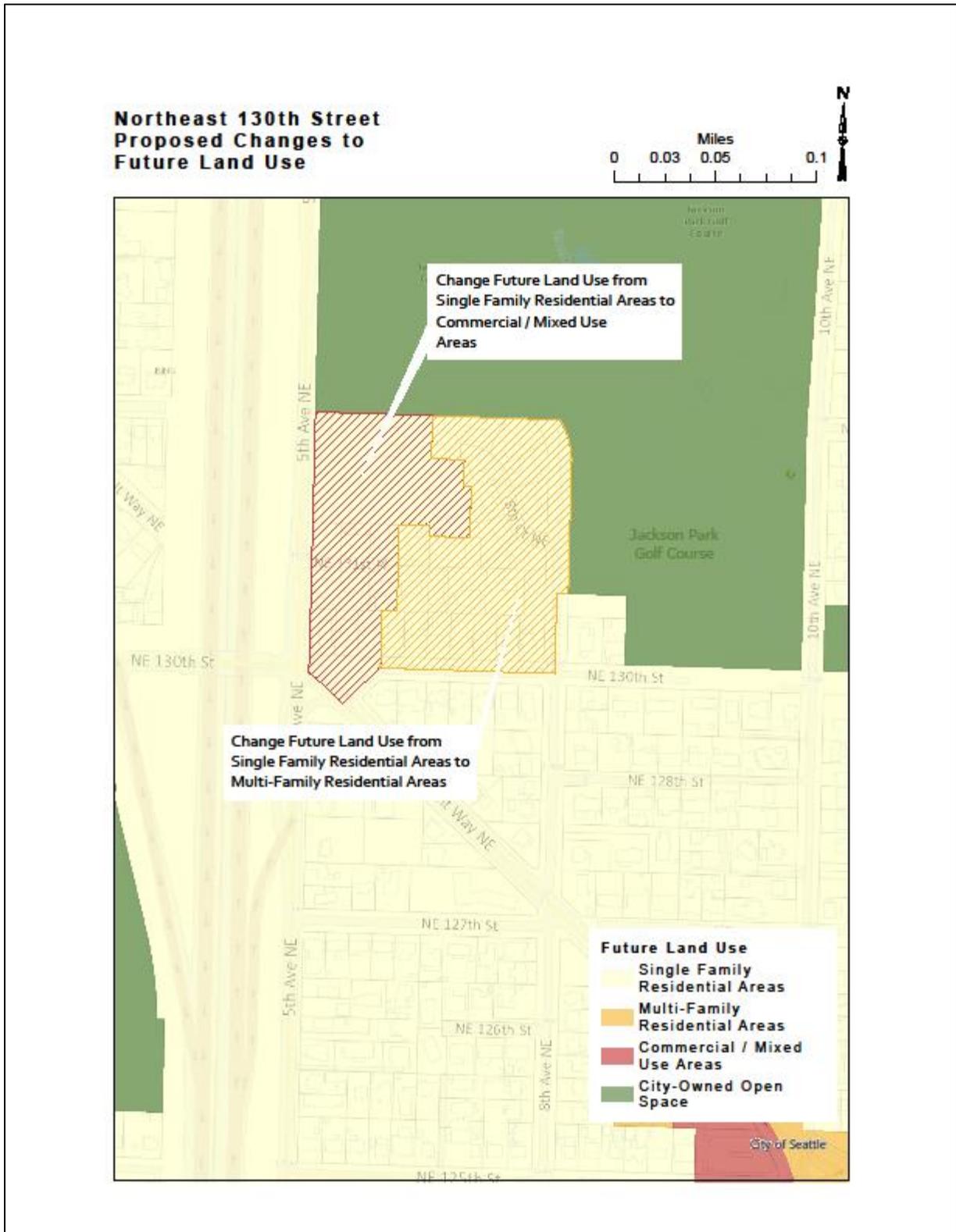


ATTACHMENT 2 130th Street Station Area FLUM Amendment

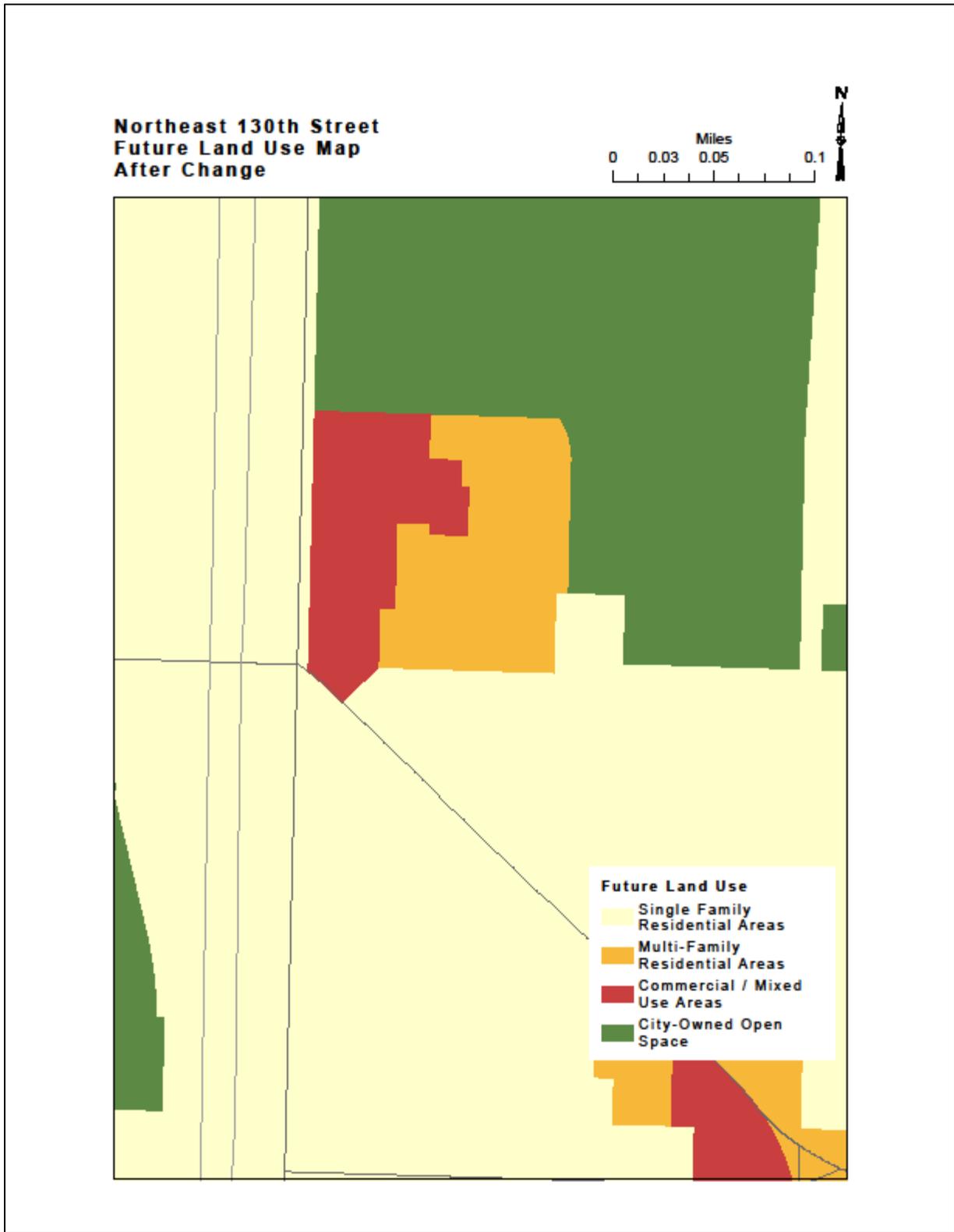
Northeast 130th Street FLUM Before Change



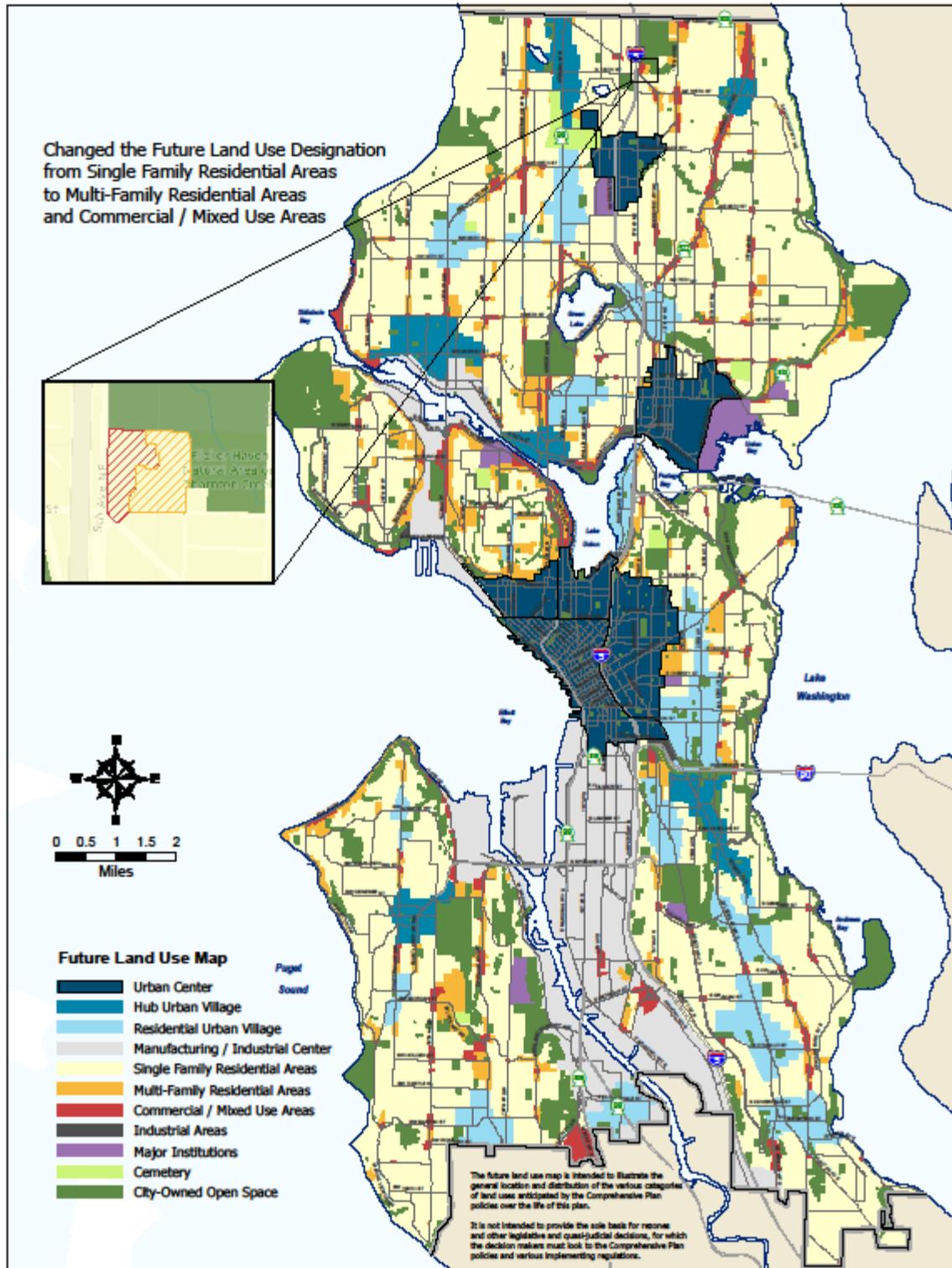
Northeast 130th Street Proposed Changes to Future Land Use



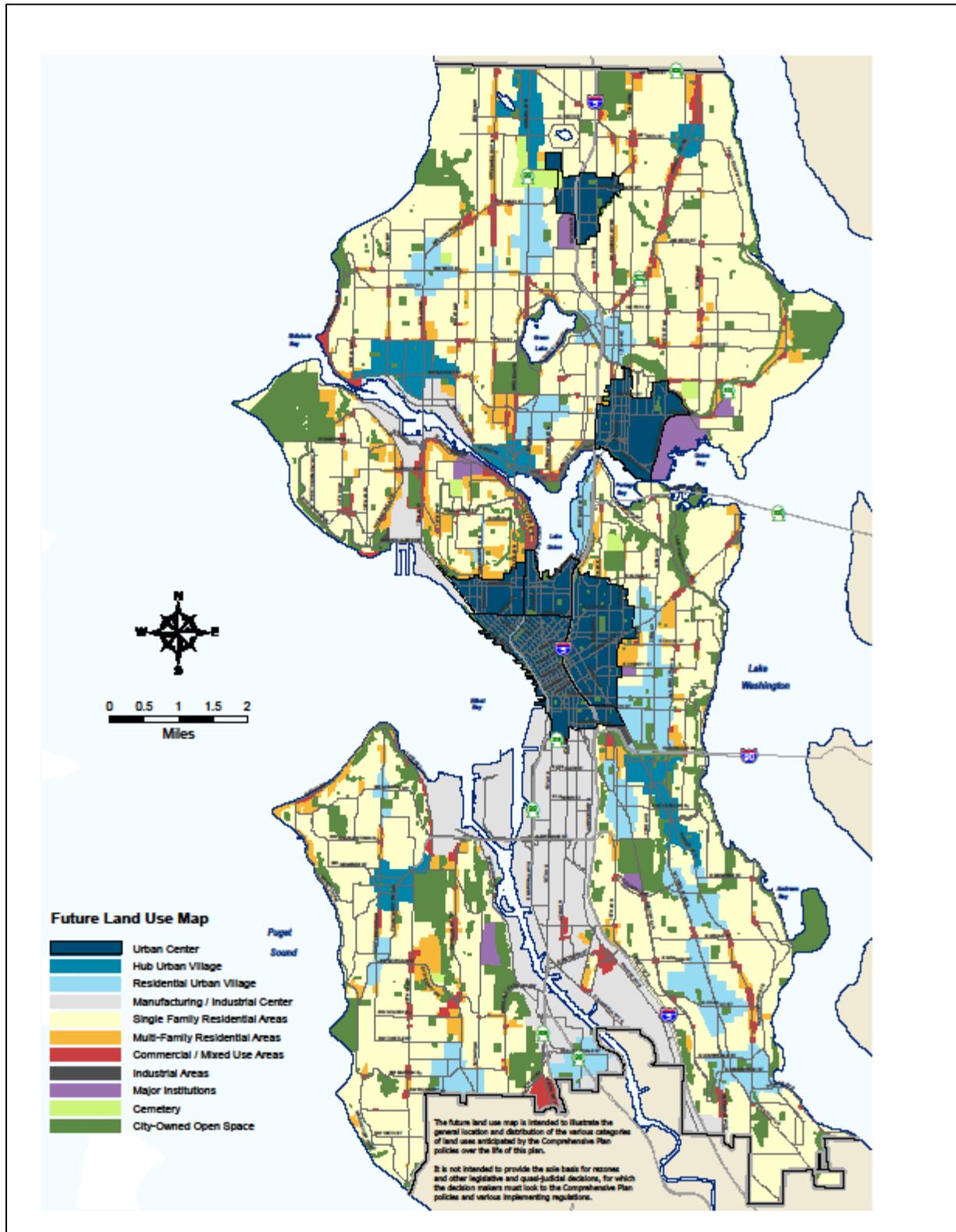
Northeast 130th Street FLUM After Change



130th Street Station Future Land Use Map Proposed Changes



City of Seattle Future Land Use Map After Change



Comprehensive Plan Text Amendments

Citywide Planning

Growth Strategy

Urban Village Strategy

POLICIES

GS 1.7 Promote levels of density, mixed-uses, and transit improvements in urban centers and villages, and other residential and commercial areas near future light rail stations that will support walking, biking, and use of public transportation.

Urban Design

Built Environment

GS 3.20 Consider taller building heights in key locations to provide visual focus and define activity centers, such as near light rail stations in urban centers and urban villages and other residential and commercial areas near future light rail stations.

Land Use

Multifamily Residential Areas

POLICIES

LU 8.4 Establish evaluation criteria for rezoning land to multifamily designations that support the urban village strategy and transit-oriented development, create desirable multifamily residential neighborhoods, maintain compatible scale, respect views, enhance the streetscape and pedestrian environment, and achieve an efficient use of the land without major impact on the natural environment.

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning and Community Development (OPCD)	Jim Holmes 206-684-8372	Christie Parker 206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2020-2021 Comprehensive Plan annual amendment process.

Summary and background of the Legislation: The legislation amends the Comprehensive Plan as part of the 2020-2021 Comprehensive Plan Annual Amendment process including an amendment to the Future Land Use Map to include one half-block fronting on 15th Avenue NE in the University District Urban Center, a Future Land Use Map to redesignate land from single-family to Mixed-Use Commercial and Multi-Family residential in the vicinity of the future 130th Street Sound Transit Station, amend land use policies to provide for the 130th Street Future Land Use Map Amendment, and amendments to the City’s industrial land use policies to clarify that industrial land will not be reclassified to a non-industrial land use category except as part of a major Comprehensive Plan update or as part of a comprehensive study of industrial land use policies; the amendments also state that the City will work to develop a comprehensive industrial development plan for the Washington National Guard Armory.

State law permits the Comprehensive Plan to be amended only once a year. The City Council has adopted an annual procedure for reviewing suggested amendments in the spring/summer and adopting a “docketing” resolution that identifies some amendments that should receive further analysis and consideration. Based on OPCD’s review of those topics, this ordinance is the Mayor’s recommendation for Council action in 2021.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

Is there financial cost or other impacts of *not* implementing the legislation?

No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

No.

b. Is a public hearing required for this legislation?

Yes. The City Council will hold a public hearing before adoption of the ordinance and is required to give a 30-day public notice for the public hearing.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

The City Council will publish notice of the public hearing in the Daily Journal of Commerce.

d. Does this legislation affect a piece of property?

Yes. Please see the exhibits and legislation.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation includes amendments to industrial land use policies that are intended to ensure long term sustainability of Seattle's industrial base which generates living wage jobs that are accessible without a college degree. Other City initiatives to connect BIPOC youth to these career opportunities are ongoing.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No. These are non-project actions and will not result in increase or decrease of carbon emissions in any material way.

2. 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.

- g. 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).**

Not applicable.

Director's Report and Analysis on the Mayor's Recommended Comprehensive Plan 2021 Annual Amendments



Office of Planning and Community Development

July 2021

Director's Report and Analysis on the Mayor's Recommended Comprehensive Plan 2021 Annual Amendments

Section 1 – Introduction

This document describes the Mayor's recommendations for amending the City's Comprehensive Plan, Seattle 2035. The Washington State Growth Management Act (GMA) permits, with some exceptions, the City to amend its Comprehensive Plan once a year. As required by the GMA, the Comprehensive Plan (Comp Plan or Plan) includes goals and policies that guide City actions for managing future population, housing, and employment growth over a 20-year period. The Mayor recommends adoption of several amendments contained in the City Council Resolution 31970, which docketed potential amendments for consideration in 2021. The annual amendment process is described in City Council Resolution 31807 which was adopted on April 23, 2018, and consists of several phases (with adjusted timing this year due to the COVID-19 pandemic):

- The City Council accepted applications seeking Comprehensive Plan amendments from April 1, 2020 to May 15, 2020.
- Adoption of a Docketing Resolution. The Council adopted resolution 31896 on September 29, 2020, identifying amendments to be “docketed” for further consideration in the 2020-2021 cycle. This resolution also included proposed Comprehensive Plan amendments identified for future consideration by the City Council in previous legislative actions.
- Analysis of proposed amendments by the Office of Planning and Community Development (OPCD) and the Seattle Planning Commission, with recommendations to the Council for action on selected amendments. This report constitutes a summary of the analysis conducted by OPCD and its recommendations to Council.
- Consideration of recommended amendments by the City Council commencing in September of 2021.

Section 2 – Background on Seattle's Comprehensive Plan and Amendment Process

The City first adopted a Comprehensive Plan in 1994 and conducted a major update of the Plan in 2015, extending the Plan's horizon to 2035, and planning for revised 20-year growth estimates. GMA requires that all comprehensive plans include seven chapters, or “elements” – land use, transportation, housing, capital facilities, utilities, parks and open space, and economic development. GMA also requires that certain cities, including Seattle, have elements in their plans that address marine container ports. In addition to the required elements, Seattle has chosen to include elements related to growth strategy, environment, arts and culture, community well-being, community

engagement, and shorelines in the City's Plan. Currently the City is preparing to launch a major update of the Comprehensive Plan with new growth estimates to be adopted in 2024.

Through its annual amendment process, the City has amended the plan nearly every year since it was first adopted. Unlike the major updates, the annual amendment process does not incorporate new growth estimates and is narrower in scope.

Section 3 – Docketed Amendments Recommended for Adoption

Based on OPCD's evaluation, the Mayor recommends the following amendments be adopted into the City's Comprehensive Plan:

- Future Land Use Map amendment to expand the University District Urban Center boundaries to include the half block of adjacent land bounded by 15th Avenue NE to the east, NE Ravenna Avenue to the north, NE 56th Avenue to the south, and an alley that is the boundary to the University District Urban Center to the west.
- Future Land Use Map and text amendments changing approximately 8 acres comprising a one-block area immediately to the east of the future NE 130th Avenue Link light rail station from single-family residential to multi-family residential and commercial / mixed-use and amending locational criteria for these land use designations to include areas near transit stations outside of urban villages.
- Initial amendments to industrial land use policies to implement the Industrial and Maritime Strategy stakeholder recommendations. The first amendment is to limit future land use map amendments that remove land for Manufacturing / Industrial Centers (M/ICs) to major updates of the Comprehensive Plan or as part of a comprehensive study evaluating all industrial land in Manufacturing / Industrial Centers. The second is to establish the City's intent to work with the State of Washington to conduct a master planning process for future industrial redevelopment of the Interbay National Guard Armory site located in the Ballard-Interbay-Northend Manufacturing / Industrial Center (BINMIC).

University District Urban Center Future Land Use Map Amendment

Proposal: Expand the University District Urban Center boundary to include the half block of adjacent land bounded by 15th Avenue NE to the east, NE Ravenna Avenue to the north, NE 56th Avenue to the south, and an alley that is the boundary to the University District Urban Center to the west (Exhibit A).

Element: Growth Strategy and Land Use (Future Land Use Map)

Submitted by: Katie Kendal on behalf of William Boudigan

Background

The area subject to the proposed Future Land Use Map (FLUM) change is a half block of property currently designated multi-family residential on the FLUM and zoned LR3. Development on the land consists of predominantly multi-family structures that front on 15th Avenue NE. Immediately west of the subject area, properties that are currently part of the University District Urban Center on the FLUM are zoned LR3 and are developed with a mix of multifamily structures. To the east, across 15th Avenue NE property is designated multi-family residential on the FLUM and is zoned LR3(M) except for one parcel at the north end of the block that is designated single-family residential and zoned SF5000. The block that faces 15th Ave NE south of NE 56th St is within the University District Urban Center on the FLUM and is zoned LR3. This area is also predominantly developed with multi-family structures. To the north, across Ravenna Avenue NE land is designated multi-family residential on the FLUM and is zoned LR3(M).

Expansion of the University District Urban Center boundary to include the subject area will result in a slight increase of development capacity above its current designation. Although the zoning will remain LR3 without a mandatory housing affordability (MHA) suffix, this zone permits heights for apartments to increase from a height limit of 30 feet outside an urban center to a height of 40 feet if located in an urban center. Maximum Floor area ratio in this zone for apartments increases from 1.3 outside of an urban Center to 1.5 inside an urban center. The current maximum density of 1 dwelling unit per 800 square feet of lot area for apartments will not change. The applicant is seeking inclusion of the subject area in the Urban Center to provide future redevelopment options and will be seeking a contract rezone in the future to add an M suffix to the zoning designation. With an M suffix, permitted height would increase to 50 feet and permitted FAR would increase to 2.3. Applying an M suffix to the zone means that any future project would need to provide some affordable housing as part of the development of make a fee contribution to affordable housing.

Height and FAR Limits in LR3 Zone

Housing Type/FAR Limit	Current Condition (outside Urban Center with no MHA suffix)	Proposed Condition (inside Urban Center without MHA suffix)	Proposed Condition with future contract rezone to add an MHA suffix.
Cottage Housing	22 feet	22 feet	22 feet
Rowhouse or Townhouse development	30 feet	30 feet	50 feet
Apartments	30 feet	40 feet	50 feet
Floor Area Ratio	1.2 (except 1.3 for apartments)	1.2 (except 1.5 for apartments)	2.3

Public Engagement

The applicant has sent notices of this proposal to all addresses within 300 feet of the area subject to the proposal and asked that comments be sent to OPCD. The notices informed recipients of the proposed action, directed them to a web site with background information, and provided an opportunity to comment. This comment period runs concurrent with the SEPA comment period from July 8 to July 22, 2021.

Analysis

The Comprehensive Plan defines urban centers as the densest Seattle neighborhoods. They act as both regional centers and local neighborhoods that offer a diverse mix of uses, including housing and commercial activities. These areas provide a mix of goods, services, and employment for their residents and surrounding neighborhoods. Properties inside urban centers are generally within .5 miles of frequent transit.

The location of the proposed FLUM change is approximately .5 miles from the new U District station on the Sound Transit North Link light rail line, with service anticipated in October 2021, and frequent bus service is provided a half block away on University Way NE.

This FLUM change makes possible increased density (following a contract rezone) that advances the goals for urban centers. Comprehensive Plan policies that support the proposed FLUM are addressed in the table below:

Comprehensive Plan Policy	Proposed FLUM Amendment
GS 1.2 Encourage investments and activities in urban centers and urban villages that will enable those areas to flourish as compact mixed-use neighborhoods designed to accommodate the majority of the city's new jobs and housing.	The existing uses and zoning for the subject area are consistent with the residential density expected for an urban center. This FLUM also make possible a contract rezone that would apply an MHA suffix thereby making increased density possible.

<p>GS 1.3 Establish boundaries for urban centers, urban villages, and manufacturing/industrial centers that reflect existing development patterns; potential access to services, including transit; intended community characteristics; and recognized neighborhood areas.</p>	<p>The development pattern in area subject to the proposed FLUM change is currently multi-family residential consistent with an urban center designation. The area is close to transit and access to services consistent with an urban center designation.</p>
<p>GS 1.6 Plan for development in urban centers and urban villages in ways that will provide all Seattle households, particularly marginalized populations, with better access to services, transit, and educational and employment opportunities.</p>	<p>The proposed FLUM may result in increased residential density and housing supply that is close to services, jobs, educational opportunities, and frequent transit.</p>
<p>GS 1.7 Promote levels of density, mixed-uses, and transit improvements in urban centers and villages that will support walking, biking, and use of public transportation.</p>	<p>The area subject to the proposed FLUM is well served by transit, is walkable and bikeable to major employment and educational opportunities and commercial services</p>

Recommendation: Amend the Future Land Use Map to expand the boundary of the University District Urban Center and change the designation from multi-family residential to urban center.

130th Street Station Future Land Use Map and Text Amendments

Proposal: FLUM and text amendments in the City's Comprehensive Plan that would affect property adjacent to the proposed 130th Street Link light rail station (Exhibit B).

Element: Growth Strategy and Land Use (including FLUM)

Submitted by: OPCD

Background

This proposal addresses land use policy to leverage and support the significant regional transit investment in light rail by encouraging denser, transit-oriented development in an area immediately adjacent to the proposed 130th Street Link light rail station. The FLUM amendment affects 8.4 acres immediately east of the station site and is shown in Attachment B. The FLUM amendment changes the future land use designation of the subject area from single-family residential to multi-family residential and commercial / mixed-use. Any future development with uses or densities greater than single family will require a zone change. Text amendments to the Comprehensive Plan extend the criteria for designating multi-family residential and commercial / mixed-use land uses to station areas, such as this one, that are outside of urban villages.

In November 2008, voters approved the \$17.8 billion Sound Transit 2 (ST2) ballot measure. The plan includes transit investments in the central Puget Sound region ranging from bus rapid transit (BRT) to light rail expansion and station access improvements. Among these investments, light rail will be extended from University of Washington to Lynwood. In 2016 voters approved the \$54 billion Sound Transit 3 (ST3) ballot measure to further expand light rail and BRT options. This plan includes a light rail infill station at 130th Street intended at that time to open in 2031.

In September 2018, the Sound Transit Board approved funding to accelerate preliminary engineering to determine if the 130th Street Station could be built earlier and open in 2024 with the rest of the Lynwood Link Extension. In February 2020, the Board reviewed the preliminary engineering and cost estimates and approved funding to complete the station design and make changes to the guideway design to accommodate an integrated station at 130th Street. The Board will make a final decision about completing and opening the 130th Street Station in 2021.

OPCD initiated a station area planning process in 2019 for areas surrounding both the 130th Street station and light rail and BRT investments along the 145th Street corridor to the north. Station area planning brings together community members (everyone who lives, works, and visits in the surrounding neighborhoods) and government agencies to envision future changes for an area surrounding a future high-capacity transit station. It focuses on the area generally within a half mile (about a 10-minute walk) of a planned light rail station or a quarter mile (about a 5-minute walk) of a BRT station. The process also considers broader neighborhood, citywide, and regional needs. This process includes an analysis of existing conditions, community outreach and engagement, and coordination with city and other public agencies to develop recommendations for the future station area.

Public Engagement

OPCD has worked closely with community stakeholders throughout this planning process. Key public engagement milestones include:

- March 2019 - an open house and online survey to identify issues and gather ideas from the community
- September 2019 – a community workshop (in-person and online) to consider different patterns of future growth in the station area
- September 2020 – a public hearing for docketing potential amendments to the Comprehensive Plan
- June to October 2020 – a series of four online Community Conversations to share information and solicit feedback on various planning topics: Vision, Mobility, Zoning & TOD, Affordable Housing & Livability
- January 2021 - Online Open House for the Draft Plan

In January of 2021 OPCD released the Draft 130th and 145th Station Area Plan for public comment ([130th and 145th Station Area Planning - OPCD | seattle.gov](#)). A short-term recommendation included in this plan is to implement a FLUM change and rezone for the area adjacent to the 130th Street station while continuing to study a broader set of FLUM changes and rezones for the full station area. This short-term action would encourage transition of key parcels directly adjacent to the station from existing single-family use to transit supportive, higher density residential and commercial uses.

Analysis

The proposed FLUM amendment includes 8.4 acres of land immediately east of the proposed station. This site is developed with a church and administrative office and several single-family residences. Taken together, the location adjacent to a future light rail station and relatively low-density development means this location is a significant transit-oriented development opportunity.

Existing Comprehensive Plan land use policies are supportive of the kind of transit supportive development proposed here, but current restrict such use designations to urban centers and villages. Currently, this area does not meet Comprehensive Plan policies for the multi-family residential and mixed-use commercial land use designations. Proposed policy text amendments, which accompany the FLUM change, would expand the criteria for these land use designations to include areas near any transit station, including outside of urban centers and villages. Currently no other existing or proposed transit station is located outside of an urban center or village. It is possible, that in the future the location of the 130th station will support designation of the area as an urban village.

OPCD recommends the following text changes to policies in the Growth Strategy and Land Use elements as indicated (proposed changes are underlined):

- GS 1.7 Promote levels of density, mixed-uses, and transit improvements in urban centers and villages, and other residential and commercial areas near future light rail stations that will support walking, biking, and use of public transportation.

- GS 3.20 Consider taller building heights in key locations to provide visual focus and define activity centers, such as near light rail stations in urban centers and urban villages and other residential and commercial areas near future light rail stations.
- LU 8.4 Establish evaluation criteria for rezoning land to multifamily designations that support the urban village strategy and transit-oriented development, create desirable multifamily residential neighborhoods, maintain compatible scale, respect views, enhance the streetscape and pedestrian environment, and achieve an efficient use of the land without major impact on the natural environment.

The above amendments to Comprehensive Plan policies are necessary to facilitate the FLUM amendment.

Recommendation: Adopt the 130th Station Area FLUM amendment and related text amendments.

Industrial Land Comprehensive Plan Amendments

Proposal: Amend industrial land use goals and policies for Seattle's industrial land.

Element: Land Use

Submitted by: OPCD

Background

In December 2019, the Mayor launched the Seattle Industrial and Maritime Strategy initiative to strengthen and support Seattle's industrial and maritime sectors and the living wage jobs they provide. This is a comprehensive strategy that addresses land use, workforce development, transportation, and public safety. Guided by neighborhood and citywide stakeholders (see public engagement section, below) this strategy includes a mix of near-term and long-term implementation actions across City departments.

The majority of Seattle's industrial lands are in designated Manufacturing/Industrial Centers (M/IC), a designation in the City's Comprehensive Plan and a regional designation of the Puget Sound Regional Council and the King County Comprehensive Plan. This designation provides strong land use protections and places strict limits on the types of non-industrial land uses permitted. The Industry and Maritime Strategy land use goals focus on industrial land in the M/ICs by providing a policy framework that meets the needs of future industry, responds to emerging opportunities such as planned light rail stations, and also enhances protections for these industrial lands.

These proposed Comprehensive Plan text amendments represent the first of two implementation actions of the Industry and Maritime Strategy relating to land use. Following completion of an Environmental Impact Statement (EIS) in 2022, OPCD will propose amendments to the Comprehensive Plan creating a new industrial land use framework and an ordinance that implements this framework by amending the zoning map and revising development regulations.

Public Engagement

The planning process for the Industry and Maritime Strategy was guided by several stakeholder groups appointed by the Mayor that reflect the range of interests in supporting Seattle's industrial and maritime sectors. Four neighborhood stakeholder groups (Ballard, Interbay, SODO, and Georgetown/South Park) brought forward neighborhood specific concerns and ideas relating to the four strategy categories listed above. The composition of these groups includes industrial businesses, developers, and neighborhood residents. A citywide stakeholder group brought forward citywide concerns and ideas relating to the strategy categories and synthesized the input of the neighborhood stakeholders. This process concluded in May of 2021 with stakeholders approving a set of 11 specific strategies.

Proposed Amendments and Analysis

Two Comprehensive Plan text amendments are recommended for adoption in 2021:

1. A new policy that limits any FLUM amendment that takes land out of a Manufacturing / Industrial Center (M/IC) to either be adopted as part of a major update (which is currently set for every 8 years) to the City's Comprehensive Plan or as the result of a comprehensive

study of industrial lands that evaluates changes to industrial land designations within the context of the overall policy objectives for and supply of the City's industrial land in M/ICs.

2. A new policy that signals the City's intent to consider any changes in land use on the Washington State National Guard Armory in Ballard-Interbay-Northend M/IC (BINMIC) and the WOSCA site in the Greater Duwamish M/IC through a master planning process for industrial redevelopment of these sites.

1. Limits on FLUM amendments

In recent years, several annual amendment proposals have sought to remove land from M/ICs. Industrial land is finite in supply and consideration of any one proposal to remove land from an M/IC should occur through a comprehensive review of the city's industrial land use needs. These amendments include a new policy to establish higher thresholds for when such an amendment can be considered:

LU 10.3 Ensure predictability and permanence for industrial activities in industrial areas by limiting removal of land from a designated manufacturing / industrial center. There should be no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan.

There are a number of M/ICs in the Puget Sound region, designated by the Puget Sound Regional Council, based on specific criteria including land use, zoning, and employment in industrial sectors. These industrial centers are found throughout the Puget Sound region and vary somewhat in their mix of uses. In recent years annual amendment applications to remove land from M/ICs, while not adopted, have sent a signal that land use designations in the M/ICs can change. This contributes to the kind of speculative market pressure on industrial lands that results in industrial land uses being priced out of their locations or disincentivizing investment in new industrial uses. This policy will advance the current goal of preserving industrial land for industrial use and send a clear market signal that will deter the type of speculation that deters investments in industrial activity.

2. Interbay Armory and the WOSCA site

The Washington National Guard Armory site currently owned by the State of Washington is home to a National Guard readiness center and is intended to provide a base for emergency response throughout the greater Seattle area. The site, however, consists primarily of fill material and is subject to severe liquefaction in the event of a major earthquake. For this reason, the National Guard is seeking relocation and the State will explore reuse of this site to partially finance the Guard's relocation. The State commissioned a study to evaluate alternative redevelopment scenarios including residential/commercial, residential/industrial, and all industrial alternatives. The State is considering establishing a public development authority to facilitate relocation of the National Guard and the sale/redevelopment of the Armory site.

The Armory site is approximately 25 acres in size bounded by the BNSF railroad to the west and south, Armory Way to the north, and a strip of commercial uses parallel to 15th Avenue West to the east. Currently this area is zoned IG1 and is within the boundaries of the BINMIC. The Armory site represents an important redevelopment opportunity, not just because of its size and proximity to industrial infrastructure such as freight corridors and proximity to port facilities (T91 and Fisherman's Terminal), but also because of its proximity to future light rail stations that are within walking distance of the site. These factors combined (size, location, access to light rail) and the fact that it is under single ownership mean that redevelopment could advance the goals of the Industrial and Maritime Strategy in significant ways.

The Washington-Oregon Shippers Cooperative Association (WOSCA) site is currently owned by the Washington State Department of Transportation (WSDOT) and was used for construction and staging for SR99 replacement. The site is at the north end of the Greater Duwamish M/IC, adjacent to T46 to the west and 1st Avenue to the east. The site will be surplus by the State. The WOSCA site is approximately 4.2 acres in size, about 120 feet deep by about 1,375 feet long. The WOSCA site is currently zoned IC-65. In recent years proposals for this site have included industrial use, office development permitted by current zoning, and introduction of a broad range of uses including open space, residential, and retail. Both sites are within designated Manufacturing Industrial Centers.

The proposed amendments include a policy to establish the City's preferred approach to future redevelopment of these sites:

LU 10.24 Recognize the unique development opportunities that the Washington National Guard Armory in the BINMIC and the WOSCA site in the Greater Duwamish MIC represent. Work with the State of Washington and Washington State Department of Transportation or other future owners of these sites to develop a comprehensive redevelopment that reflects its location within a manufacturing / industrial center. Goals for these plans include features such as green infrastructure, district energy and waste management programs, and workforce equity commitments.

Recommendation: Adopt the proposed industrial land use policies.

Section 4 – Docketed Amendments Analyzed and not Recommended at this Time.

Trees

Element: Land Use, Environment

Submitted by: City Council

Proposed Amendment: The City received two applications to amend policies related trees, tree protection, and urban forest canopy, in the Comprehensive Plan. While similar to amendment applications that were considered and either not approved or not docketed in previous years, these were docketed by the City Council for consideration by the executive.

In consultation with the Urban Forestry Commission, Office of Sustainability and the Environment and Seattle Department of Construction and Inspections (SDCI) review of policies in the Comprehensive Plan related to trees and urban forests, to identify opportunities to better support the urban tree canopy. In developing recommendations, the Executive should consider whether there are any changes proposed in the amendment petitions listed in subsections 5(C) and 5(I) of this resolution, that would be appropriate to be included in the Comprehensive Plan. Following consultations with OSE and SDCI, OPCD does not recommend these amendments for adoption at this time.

OPCD is working with OSE, SDCI, and the Urban Forestry Commission to update the City's Urban Forestry Plan which takes a comprehensive look at programs and policies that will expand and sustain Seattle's urban forest. Following final adoption of the Urban Forestry Plan, OPCD will work with OSE and the Urban Forestry Commission to identify how the plan can be supported by amendments to the Comprehensive Plan as part of the 2024 major update.

Consistent with docket, OPCD analyzed each of element of the amendment applications referenced in the Council resolution for consideration in 2021. Below are specific items in each of the proposals and OPCD's reason for not recommending adoption currently.

The following three policy amendments were from a 2020 Comprehensive Plan amendment proposal received from Chris Lehman:

- LU 5.6: Establish setbacks in residential areas ~~as needed~~ to allow for the preservation or planting of large trees; for adequate light, air, and ground-level open space; to help provide privacy; to promote public health and urban wildlife; for compatibility with the existing development pattern; and to separate residential uses from more intensive uses.

Analysis: Setback regulations are not an appropriate approach to preserving or planting large trees. Setbacks may make it more difficult to preserve large trees since preservation often

requires the flexibility to push development capacity away from where a large tree is already located (which may not be a setback). Similarly, larger setbacks could make it more difficult to accommodate new trees on other parts of the property. For example, larger side or front setbacks could push development toward rear yards which may be a better place to preserve or plant large trees.

- LU 5.7: Employ development standards in residential zones that address the use of the ground level of new development sites to fit with existing patterns of landscaping, especially front yards in single-family residential areas, yard areas in every multifamily lot, and to encourage permeable surfaces and vegetation.

Analysis: Multifamily zones do not have yard requirements and instead have setbacks. Side and rear yards for multifamily lots reduce flexibility to achieve intended development capacities. As part of the major update OPCD will consider ways to support tree canopy in multifamily neighborhoods.

- LU 5.8: Establish tree and landscaping requirements that preserve and enhance the City’s physical and aesthetic character and recognize the value of trees and landscaping in addressing public health, urban wildlife, stormwater management, pollution reduction, heat island mitigation, and other issues.

Analysis: This statement is consistent with existing city policy and does not provide additional policy direction. Contribution of trees to public health and urban wildlife will be addressed in the major update in 2024 that incorporates recommendations of the Urban Forestry Master Plan.

The following 2020 amendment proposals were submitted by David Moehring.

Environment Element

- Amend Policy E1.2 to “Strive to increase citywide tree canopy coverage to 40% over time following 2018 recommendations in policy and codes made by Seattle’s Urban Forestry Commission.”

Analysis: This proposed language does not clarify or improve existing policy language. It is not appropriate for Comprehensive Plan policies to cite or reference 2018 recommendations when they may be updated or replaced within the 20-year planning period.

Transportation Element

- T.4.5 to state: “Enhance the public street tree canopy and landscaping in the street right-of-way. Similarly, require citywide environmental accountability of the owners and developers of private property to enhance the yards with tree canopy and landscaping facing the street.”

Analysis: It is inappropriate to establish policies for development of private property in the Transportation element. Requiring accountability for any action is not appropriate for the Comprehensive Plan and instead should be reflected in development regulations.

- Amend Seattle’s Title 23 and Title 25 codes to require for new property developments “at least a 400 square foot contiguous planting area of at least 10 feet in any direction for which to plant one or more drought resistant trees considered native to Washington.”

Analysis: This is regulatory language that is inappropriate for the Comprehensive Plan but may be appropriate in the Seattle Municipal Code.

Parks and Open Space Element

- Policy P3.3 Enhance wildlife habitats by restoring urban forests and expanding the tree canopy on City-owned and privately-owned land.

Analysis: This section explicitly pertains to park property so it would be inappropriate to add policies about private property in this chapter of the Comprehensive Plan.

Glossary

- Urban Forest: The trees and lower-growing plants (of at least 8-feet in mature growth height) that are found on public and private property within the city. This includes developed parks and natural areas, as well as the trees along streets and within yards of privately-owned properties /redundant already encompasses yards in private ownership.

Analysis: The “urban forest” is defined by the City and most other organizations as including lower-growing plants that are less than 8 feet in height. These lower-growing plants are an important part of the larger ecological system. Consequently, the proposed changes would be inconsistent with these definitions and would limit the scope of our urban forestry work.

Section 5 – Docketed Amendments not Analyzed, No Recommendation at this Time.

There are several proposed Comprehensive Plan amendments that were docketed by Council in Resolution 31970 but have not been analyzed by OPCD and for which OPCD is not making any recommendation at this time. Each is briefly described below, with an explanation of why OPCD has not analyzed the proposal as part of the 2020-2021 annual amendment cycle.

West Seattle Bridge

Element: Land Use and Transportation

Submitted by: City Council

Proposed amendment: West Seattle Bridge. In consultation with the Seattle Department of Transportation and the Seattle Department of Construction and Inspections (SDCI), review of the Transportation and Land Use Elements to assess whether any changes should be made due to the closure of the West Seattle Bridge.

Reason for not analyzing: At the time this amendment was docketed the timeline for replacing or repairing the West Seattle Bridge was unknown. It was possible replacement could take up to 10 years and this would result in substantial impacts to West Seattle. The intent of the proposed amendment was to identify opportunities to strengthen Comprehensive Plan policies that might support this City's long-term mitigation of these impacts. Following adoption of the docketing resolution (Resolution 31970) it was announced that the West Seattle Bridge would be repaired and returned to service in 2022. OPCD did not see a need to conduct the review described in docketing resolution because of the relatively short period between adoption of any potential amendments and return of the bridge to service.

Alternative Name for Single-Family Zones

Element: Land Use

Submitted by: City Council

Proposed Amendment: Recommend an alternative name for single-family zones, such as Neighborhood Residential, and propose Comprehensive Plan amendments to implement this change, as appropriate.

Reason for not analyzing: Given the potential relationship to other policies, level of analysis, and level of public engagement necessary, this proposal is more appropriately addressed through the major update to the Comprehensive Plan in 2024.

Fossil Fuels and Public Health

Element: Environment, Land Use, or Utilities Elements

Proposed Amendment: The Council requests that OPCD, in consultation with the Seattle Department of Construction and Inspections, the Office of Sustainability, and the Environmental

Justice Committee, draft, evaluate, undertake environmental review, and provide recommendations of potential amendments to the Environment, Land Use, or Utilities Elements that would clarify the City's intent to protect the public health and meet its climate goals by limiting fossil fuel productions and storage.

Reason for not analyzing: The level of analysis to effectively identify and evaluate potential amendments does not align with OPCD work plan and staffing capacity currently. Work to propose and evaluate such amendments is more appropriate for the major update to the Comprehensive Plan in 2024

South Park Urban Village Designation

Element: Growth Strategy

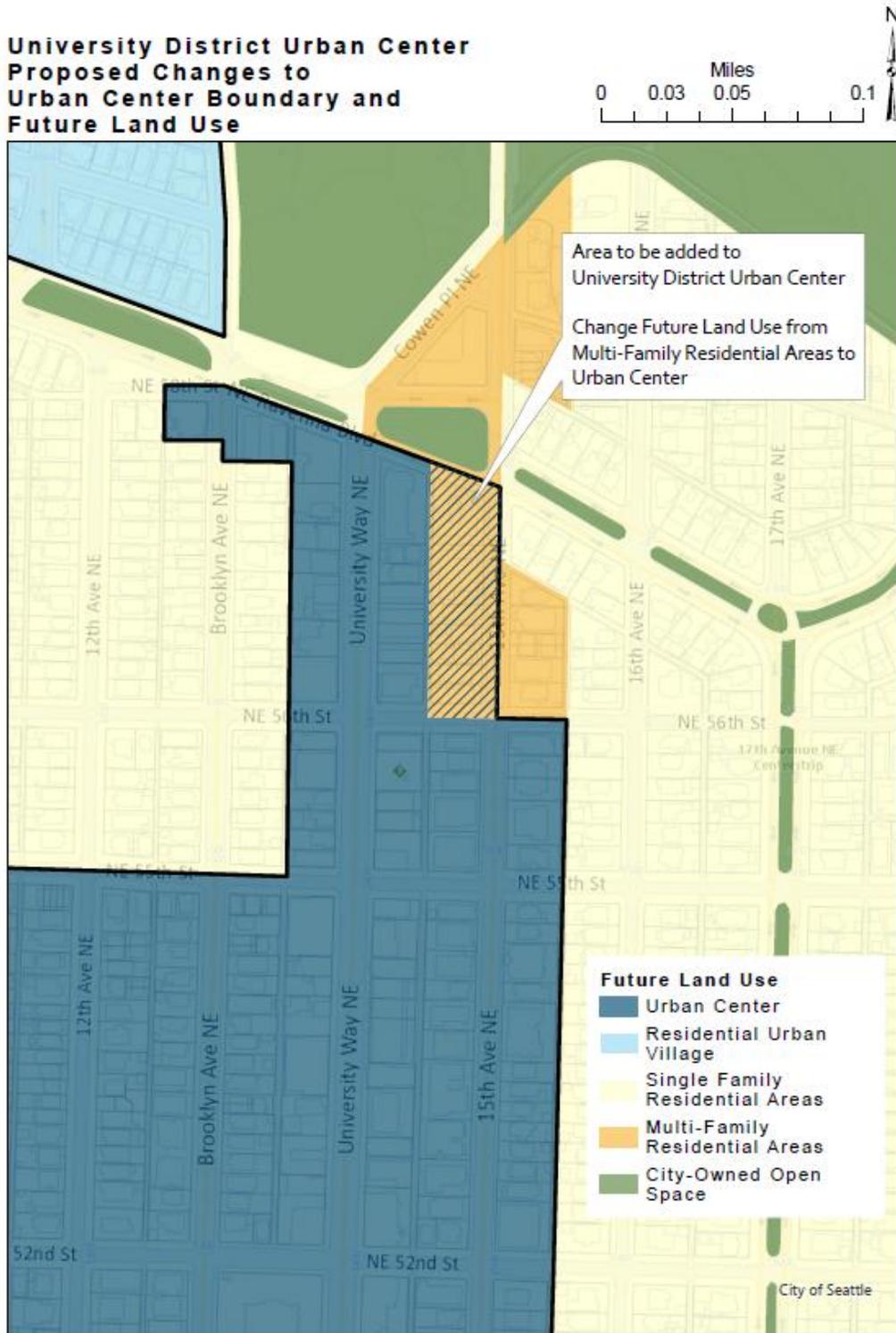
Submitted by: City Council

Proposed Amendment: Assess how the South Park neighborhood meets the criteria for Urban Village designation and provide a report to Council.

Reason for not analyzing: The City will be adopting a major update to the Comprehensive Plan in 2024. As part of the update, OPCD expects to review the Urban Village strategy. Whether the South Park neighborhood should continue to be designated as an Urban Village is more appropriately addressed as part of this more comprehensive work.

Exhibit A

University District Urban Center FLUM





Legislation Text

File #: CB 120149, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending maximum size of use limits and minimum parking requirements for indoor sports and recreation uses; amending Sections 23.50.027 and 23.54.015 of the Seattle Municipal Code.

WHEREAS, indoor sports and recreation facilities are venues that provide opportunities to community members for recreation, health, and community-building, and can support the space needs of organizations that provide a cultural value to Seattle; and

WHEREAS, Comprehensive Plan policies for Manufacturing Industrial Centers (MIC) seek to encourage economic activity and development in Seattle's industrial areas by supporting the retention and expansion of existing industrial businesses and by providing opportunities for the creation of new businesses consistent with the character of industrial areas; and

WHEREAS, indoor sports and recreation facilities have characteristics that allow them to be relatively compatible with an industrial context compared to uses such as housing and customer-serving retail; and

WHEREAS, limiting criteria are an integrated part of this legislation and would limit the potential location of indoor sports and recreation facilities exceeding 10,000 square feet to areas with lower potential to disrupt industrial uses and would limit the potential number of such facilities; and

WHEREAS, indoor sports and recreation facilities are differentiated from spectator sports facilities that would draw crowds, and no change to existing regulations concerning spectator sports facilities in industrially-zoned areas is proposed; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.50.027 of the Seattle Municipal Code, last amended by Ordinance 124172, is amended as follows:

23.50.027 Maximum size of nonindustrial use

A. Applicability

1. Except as otherwise provided in this Section 23.50.027, the maximum size of use limits on gross floor area specified in Table A for 23.50.027 apply to principal uses on a lot, and apply separately to the categories of uses. The total gross floor area occupied by uses limited under Table A for 23.50.027 shall not exceed 2.5 times the area of the lot in an IG1, IG2, IB, or IC zone.

2. The combined square footage of any one business establishment located on more than one lot is subject to the size limitations on non-industrial uses specified in Table A for 23.50.027.

3. The maximum size of use limits in Table A for 23.50.027 do not apply to the area identified in Exhibit A for 23.50.027. In that area no single non-office use listed in Table A for 23.50.027 may exceed 50,000 square feet in size.

Table A for 23.50.027 Size of (Use Limits) use limits in Industrial (Zones) zones					
Uses (Subject to (Size Limits) size limits)	IG1	IG2	IB	IC (Outside) outside the Duwamish MI	IC (Within) within the Duwamish MI
Animal (Shelters and Kennels) kennels	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in 85-160 zone
Drinking establishments*	3,000 sq. ft.	3,000 sq. ft.	N.S.L.	N.S.L.	N.S.L.
Entertainment*	10,000 sq. ft. ***	10,000 sq. ft. ***	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in 85-160 zone
Lodging (Uses)*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in 85-160 zone

Medical ((<u>Services</u> *)	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in 85-160 zone
Office	10,000 sq. ft.	25,000 sq. ft.	100,000 sq. ft.	N.S.L.	N.S.L.
Restaurants	5,000 sq. ft.	5,000 sq. ft.	N.S.L.	N.S.L.	N.S.L.
Retail ((<u>Sales, Major Durables</u> sales, major durables	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 30,000 sq. ft. in 85-160 zone
Sales and ((<u>Services, Automotive</u>) services, autom	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L.
Sales and ((<u>Services, General</u>) services, genera	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 30,000 sq. ft. in 85-160 zone
Key for Table A for 23.50.027 N.S.L. = No ((<u>Size Limit</u>)) size limit * Where permitted under size limit for brew pubs applies to that portion of the pub that is not used for brewing purposes sports and recreation is 50,000 sq. ft. for lots meeting the criteria of subsection 23.50.027 H.					

* * *

H. The maximum size limit for indoor sports and recreation is 50,000 square feet for lots in the IG1 and

IG2 zones that meet all of the following conditions:

1. Located in the Ballard Interbay Northend Manufacturing Industrial Center (BINMIC);
2. Located 500 feet or more from a shoreline;
3. Located within 300 feet of land zoned either Neighborhood Commercial (NC) or Seattle

Mixed (SM);

4. Located within 1/4 mile of a public park with active recreation use such as sports fields or

sports courts; and

5. Not located within 1 mile of another indoor sports and recreation use in the BINMIC that

exceeds 25,000 square feet in size.

Section 2. Table A for 23.54.015 for Section 23.54.015 of the Seattle Municipal Code, which section was last amended by Ordinance 126287, is amended as follows:

23.54.015 Required parking and maximum parking limits

* * *

Table A for 23.54.015 Required ((Parking)) parking for ((Non-residential Uses Other Than Institutions)) non-residential uses other than institutions		
Use		Minimum parking required
I. General Non-residential Uses (other than institutions)		
A.	AGRICULTURAL USES ¹	
		1 space for each 2,000 square feet
B.	COMMERCIAL USES	
	B.1.	Animal shelters and kennels
		1 space for each 2000 square feet
	B.2.	Eating and drinking establishments
		1 space for each square feet
	B.3.	Entertainment ((Uses)) uses, general, except as noted below ²
		For public assembly areas: 1 space for each 8 fixed seats 1 space for each square feet of parking assembly area containing fixed seats
		B.3.a. ₂ Adult cabarets
		1 space for each
		B.3.b. ₂ Sports and recreation uses ³
		1 space for each
	B.4.	Food processing and craft work
		1 space for each 2,000 square feet
	B.5.	Laboratories, research and development
		1 space for each 1,500 square feet

	B.6.	Lodging uses		1 space for each room; For bed breakfast facilities; 1 space for each single-family and multifamily zone space for each dwelling unit, 1 space for each guest rooms
	B.7.	Medical services		1 space for each square feet
	B.8.	Offices		1 space for each 1,000 square feet
	B.9.	Sales and services, automotive		1 space for each 2,000 square feet
	B.10.	Sales and services, general, except as noted below		1 space for each square feet
		B.10.a.	Pet (Daycare Centers ³⁾) <u>daycare centers</u> ⁴	1 space for each staff member, 1 loading and unloading
	B.11.	Sales and services, heavy		1 space for each 2,000 square feet
	B.12.	Sales and services, marine		1 space for each 2,000 square feet
C.	HIGH IMPACT USES			1 space for each 2,000 square feet

D.	LIVE-WORK UNITS		0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any non-residential activity classified as a principal use
E.	MANUFACTURING USES		1 space for each 2,000 square feet
F.	STORAGE USES		1 space for each 2,000 square feet
G.	TRANSITIONAL ENCAMPMENT INTERIM USE		1 space for every vehicle used as shelter; plus 1 space for each 2 staff members on-site at peak staffing times
H.	TRANSPORTATION FACILITIES		
	H.1.	Cargo terminals	1 space for each 2,000 square feet
	H.2.	Parking and moorage	

		H.2.a.	Flexible-use parking	None
		H.2.b.	Towing service	None
		H.2.c.	Boat moorage	1 space for each 2,000 square feet
		H.2.d.	Dry storage of boats	1 space for each 2,000 square feet
	H.3.	Passenger terminals		1 space for each 2,000 square feet of waiting area
	H.4.	Rail transit facilities		None
	H.5.	Transportation facilities, air		1 space for each 2,000 square feet of waiting area
	H.6.	Vehicle storage and maintenance uses		1 space for each 2,000 square feet
I.	UTILITIES			1 space for each 2,000 square feet
II. Non-residential Use Requirements for Specific Areas				
J.	Non-residential uses in urban centers or the Station Area Overlay District ⁽⁴⁾ §			No minimum requirement
K.	Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within a frequent transit service area ⁽⁴⁾ §			No minimum requirement
L.	Non-residential uses permitted in MR and HR zones pursuant to Section 23.45.504 ⁽⁻⁾			No minimum requirement

Footnotes for Table A for 23.54.015¹ No parking is required for urban farms or community gardens in residential zones.² Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the

Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded. ³ For indoor sports and recreation uses that exceed 25,000 square feet in size in the Ballard Interbay Northend Manufacturing Industrial Center, the minimum requirement is 1 space for each 2,000 square feet. ⁽³⁾ ⁴ The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate. ⁽⁴⁾ ⁵ The general minimum requirements of Part I of Table A for 23.54.015 are superseded to the extent that a use, structure, or development qualifies for either a greater or a lesser minimum parking requirement (which may include no requirement) under any other provision. To the extent that a non-residential use fits within more than one line in Table A for 23.54.015, the least of the applicable minimum parking requirements applies. The different parking requirements listed for certain categories of non-residential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

* * *

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning and Community Development	Geoff Wentlandt 206-683-0111	Christie Parker 206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending maximum size of use limits and minimum parking requirements for indoor sports and recreation uses; amending Sections 23.50.027 and 23.54.015 of the Seattle Municipal Code.

Summary and background of the Legislation:

This legislation increases the maximum allowable size of indoor sports and recreation facilities from 10,000 square feet to up to 50,000 square feet. The legislation also amends minimum parking requirements to decrease the amount of required parking for indoor sports and recreation facilities that exceed 25,000 sq. ft. in size; the legislation changes the parking requirement from 1 space per 500 square feet to 1 space per 2,000 square feet. These changes apply only on lots that are located in the Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) and meet other criteria, such as being located 500 or more feet from a shoreline and located within 300 feet of land zoned either Neighborhood Commercial or Seattle Mixed.

The current 10,000 square foot maximum size limit for indoor sports and recreation uses in Industrial General zones is too small to accommodate certain facilities such as indoor sports courts or indoor sports fields. The legislation allows new, relatively larger indoor sports and recreation facilities under limiting conditions that minimize adverse impacts on surrounding industrial areas and limit the number of instances when a larger-sized indoor sports and recreation facility could be constructed. The legislation is intended to support sports and recreation opportunities in the city.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term, or long-term costs?

No. The legislation could allow one or more new, relatively larger indoor sports and recreation facilities that would be built and operated by a private entity.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation could marginally reduce the likelihood of one or more indoor sports and recreation facilities being constructed in the city.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The legislation would affect the Seattle Department of Construction and Inspections (SDCI). However, the code amendment would not change the complexity of permit reviews, affect permit processes, or change zoning maps. The only impact to SDCI is the time required for initial communication of the code change for general awareness.

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in 2021.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Publication is required in the *Daily Journal of Commerce*.

d. Does this legislation affect a piece of property?

The legislation will apply to certain properties zoned General Industrial in the Ballard Interbay Northend Manufacturing Industrial Center (BINMIC).

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation could provide for the creation of one or more indoor sports and recreation facilities that have the potential for supporting sports activities that have important cultural connection in the BIPOC community. For example, over 70% of the players in the Women's National Basketball Association are Black women and the Seattle Storm provides a model of success for community members, including girls and boys.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. 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.

g. 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)?

No new initiative or major programmatic expansion is proposed.



Seattle

Code Amendments for Indoor Sports and Recreation

**Seattle Office of Planning and Community Development (OPCD)
Director's Report and Recommendation
July, 2021**

Proposal Overview

The Seattle Office of Planning and Community Development (OPCD) is proposing to amend the Land Use Code, SMC Title 23 to permit indoor sports and recreation uses up to a maximum size of 50,000 sq. ft. in Industrial General (IG) zones on lots in the Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) that meet criteria limiting eligible geographic locations. The current maximum size of use for indoor sports and recreation facilities is 10,000 sq. ft. in the IG zones. The proposal would also amend minimum parking requirements to decrease the amount of required parking from 1 space per 500 sq. ft., to 1 space per 2,000 sq. ft. for indoor sports and recreation facilities that exceed 25,000 sq. ft. in size in the BINMIC. Indoor sports and recreation facilities are differentiated from spectator sports facilities (which would draw crowds) and regulations limiting spectator sports facilities would be unchanged by this proposal.

Background and Purpose

The current 10,000 sq. ft. maximum size limit for indoor sports and recreation uses in Industrial General zones is too small to accommodate certain facilities such as indoor sports courts or indoor sports fields. The amendment is proposed to allow new relatively larger indoor sports and recreation facilities under limiting conditions that would minimize adverse impacts on a surrounding industrial area and would limit the number of instances when a larger-sized indoor sports and recreation facility could be created. The proposal is intended to support sports and recreation opportunities in the city, which provide important recreational, health, and cultural benefits to the public. The proposal would allow indoor sports and recreation facilities up to a size of 50,000 sq. ft.

Examples of the type of sports courts that could be created that would typically exceed 10,000 sq. ft. and be less than 50,000 sq. ft. include basketball/volleyball gyms, indoor soccer fields, indoor hockey rink, bowling alley, etc. One potential entity that could apply to construct an indoor sports and recreation facility is the Seattle Storm professional women's basketball team. The Seattle Storm has expressed interest to the City in funding and building its own practice facility. The Storm is one of Seattle's most accomplished professional sports teams of all time and provides a model of success for athletes of all ages including girls and boys. Several of Seattle's men's professional sports teams have been supported directly by the City, County, and State to construct expensive new stadiums.

Indoor sports and recreation facilities can be used for a variety of sports and purposes. Such facilities provide space for recreation, training, camps, and youth development activities. One of the limiting criteria discussed below, would target the location of indoor sports and recreation facilities using this code amendment close to other public parks with active recreation uses. This would allow for functional clusters of recreational activities that could support a variety of camps, competitions, and training opportunities.

Limiting Conditions and Parking

The code amendment would allow a maximum size of use for indoor sports and recreation uses up to 50,000 sq. ft. only under several strict limiting conditions. The conditions are intended to align the proposal with policy objectives and limit the potential for adverse impacts on surrounding industrial

areas. The limiting conditions are listed below with a discussion of the rationale for each. All conditions would have to be met for a lot to be eligible for the relatively larger-sized indoor sports and recreation facility.

Must be located in the Ballard-Interbay-North End Manufacturing Industrial Center (BINMIC).

The BINMIC already contains a greater variety of mixed uses than the Duwamish / MIC and the proposed use would be relatively compatible with the already-varied mix. The BINMIC is much smaller than the Duwamish MIC in size, with a gross acreage of 879 acres. A 2018 study found that, excluding rail yards, 51% of BINMIC parcels were in industrial use and 49% were other uses.

Must be within 300' of an existing Settle Mixed or Neighborhood Commercial zone.

Locating a non-industrial use near the edge of a manufacturing / industrial center is likely to be less disruptive to industrial uses and activities. NC and SM zones are found in urban villages and other dense urban areas next to or outside of MICs. NC and SM zones typically have more complete non-motorized transportation networks and transit service than large contiguous areas of industrial land. NC and SM zones also provide other services such as grocery stores that could serve the needs of patrons of an indoor sports and recreation facility.

Must be within ¼ mile of a Seattle Park with active recreational uses (courts, ball fields etc.).

The larger-sized indoor sports and recreation use would complement other existing recreational activities in the area, facilitating coordinated activities such as sports camps.

Must not be within 500' of the shoreline.

Seattle's policies for industrial lands give a very high priority to preserve shoreline-proximate areas for maritime activity. This criterion would avoid creating pressure to convert lands with access to water to sports and recreation. The city's shoreline master program applies within 200' of shorelines. The proposal would provide a much larger 500' buffer from shorelines.

May not be located within one mile of another increased-size indoor sports and recreation facility.

The criterion would not allow an indoor sports and recreation facility exceeding 10,000 sq. ft. if it is within one mile of an existing sports and recreation facility in an Industrial General zone that exceeds 25,000 sq. ft. in size. The effect of this provision would be that no more than one increased size facility could be built in a one-mile radius. This precludes a proliferation that could displace industrial activities.

Map of potentially eligible areas

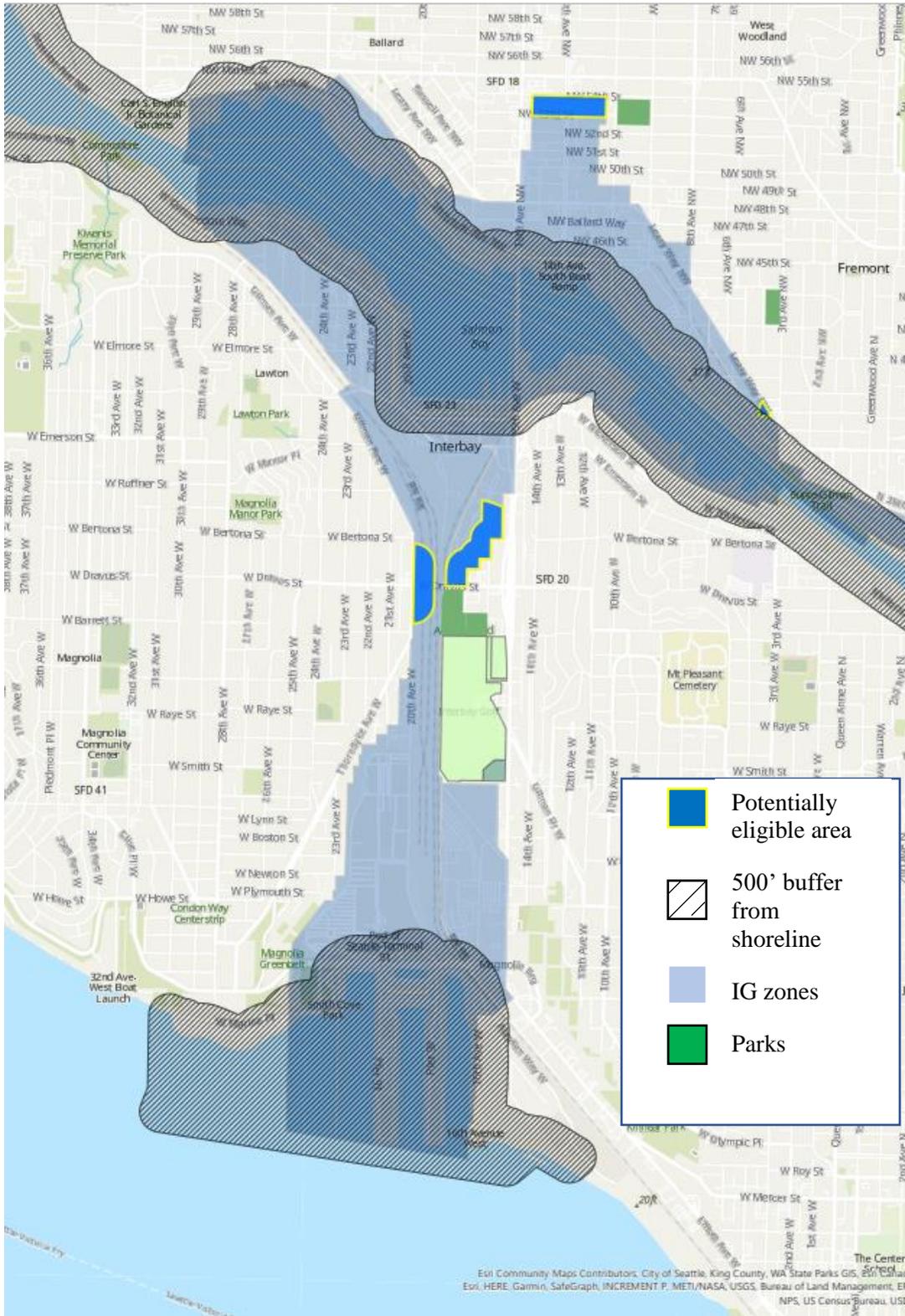
A map analysis of the eligible locations is provided below. Solid blue areas are the only eligible locations. Light/transparent blue areas are the candidate Industrial General zones in the BINMIC. Hatched areas are ineligible because they are within 500' of a shoreline.

If a facility were built in one of the eligible areas, the limit prohibiting another indoor sports and recreation use larger than 10,000 sq. ft. in size within one mile would rule out other eligible areas such that a second facility would be prevented. The solid blue patch west of the BNSF rail tracks is not practically an eligible site because it is owned by BNSF and is part of their rail yard which will not change. There are approximately 45 total tax parcels that would be eligible (in solid blue areas). According to this preliminary analysis, no other locations citywide would qualify.

Parking

The proposal would also amend minimum parking requirements to decrease the amount of required parking from 1 space per 500 sq. ft., to 1 space per 2,000 sq. ft. for indoor sports and recreation facilities that exceed 25,000 sq. ft. in size in the BINMIC. The intent of this change is to limit the amount of parking that would be required to encourage access to indoor sports and recreation facilities by transit or non-motorized alternative to drive alone trips. The eligible areas map identifies potentially eligible locations that are close to transit service on 15th Ave. and close to potential future light rail stations. If a maximum sized 50,000 sq. ft. indoor sports and recreation facility were constructed, a minimum of 25 parking stalls would be required to be provided.

Map of Potentially Eligible Areas



Consistency and Compatibility

OPCD considered the proposal's consistency with comprehensive plan policies and compatibility with nearby land uses. The proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC, which may appear to potentially contravene with certain comprehensive plan language to the extent that the proposal facilitates the introduction of increased non-industrial activities – in the form of indoor sports and recreation – into a designated MIC. (i.e. LU 10.2, and LU 10.1.). The proposal, however, would facilitate only one or two facilities and is consistent with other policies concerning recreation and arts/culture and on balance does not create a conflict.

Regional and city policies suggest that amounts of non-industrial activity and some non-industrial uses are allowable in MICs. PSRC's criteria for MIC designation acknowledge that half of the employment in a MIC may be non-industrial and that 25% of zoned areas do not have to be zoned for core industrial uses. City policies LU 10.10 and 10.28 address limiting commercial uses, specifically referencing office and retail as uses that should be limited in MICs. The proposal would facilitate a sports and recreation use, which is not a retail or office use.

Some non-industrial activities can be compatible with industrial uses or compatibility with an industrial character. Indoor sports and recreation facilities have the potential for compatibility with the character and function of an industrial area for several reasons. Recreation uses are noisy and not sensitive to noise impacts. Space and design requirements for sports and recreation facilities call for large structures with high clearances and large open bays similar to industrial structures. Such structures provide potential for reuse over time with either industrial or recreation uses. Indoor recreation uses have a relatively lower intensity of visitation and activity patterns by patrons and employees compared to retail or office uses. Indoor sports and recreation facilities are differentiated from spectator sports facilities (which would draw crowds) and regulations limiting spectator sports facilities would be unchanged by this proposal.

Policies from the Parks and Open Space chapter of the comprehensive plan are also relevant, including P G1 that calls for providing a variety of outdoor and indoor spaces throughout the city for all people to play, learn, contemplate, and build community and P 2.3, which calls for establishing partnerships with public and private organizations to supplement recreational programming that supports residents' needs and interests. To the extent that the proposal would facilitate creation of one or more relatively large indoor sports and recreation facilities, it would support these goals for recreation. Spaces for indoor recreation could also support the city's goals for equity and inclusion, since such facilities have potential to provide recreational opportunities for members of communities of color and women.

Recommendation

After a review of background information, including the State Environmental Policy Act checklist and Determination of Non-Significance, OPCD recommends legislation to adopt the proposed code changes. The code changes would support City objectives concerning recreation while including limiting conditions adequate to minimize potential adverse impacts to industrial uses in the vicinity of potentially eligible areas.