

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:41 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: proposed change to land use

**From:** Terry Abendroth [mailto:tabendroth@gmail.com]  
**Sent:** Sunday, July 09, 2017 5:09 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Fwd: proposed change to land use

----- Forwarded message -----

**From:** Terry Abendroth <[tabendroth@gmail.com](mailto:tabendroth@gmail.com)>  
**Date:** Sun, Jul 9, 2017 at 8:41 AM  
**Subject:** proposed change to land use  
**To:** Lisa Herbold <[lisa.herbold@seattle.gov](mailto:lisa.herbold@seattle.gov)>, [bruce.harrell@seattle.gov](mailto:bruce.harrell@seattle.gov), [Sally.bagshaw@seattle.gov](mailto:Sally.bagshaw@seattle.gov), [debora.juarez@seattle.gov](mailto:debora.juarez@seattle.gov), [ed.murray@seattle.gov](mailto:ed.murray@seattle.gov), [kshama.sawant@seattle.gov](mailto:kshama.sawant@seattle.gov), [lorena.gonzales@seattle.gov](mailto:lorena.gonzales@seattle.gov), Mike O'Brien <[mike.obrien@seattle.gov](mailto:mike.obrien@seattle.gov)>, [rob.johnson@seattle.gov](mailto:rob.johnson@seattle.gov), [tim.burgess@seattle.gov](mailto:tim.burgess@seattle.gov), [bill.mills@seattle.gov](mailto:bill.mills@seattle.gov)

title23 SMC

Design review is important to retain. The input of the surrounding property owners can make the project better and more acceptable. I have participated along with people from the city at the Ballard Community Center in the review of the very large building being constructed on 56th NW which is next door to my small building. The review went smoothly for the presenters and I personally felt assured that while my [property at 1730 NW 56th will be impacted, it is something I could live with. Currently, the feeling I get from everyone I know is the city is just not listening. Don't close more doors on the residents. Our neighborhood councils had their face slapped and supposedly replaced by another appointed group, anyone think HALA  
Terry Abendroth

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:10 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: No to Title 23 SMC

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**From:** Lisa Alado [mailto:lalado@hotmail.com]  
**Sent:** Saturday, July 08, 2017 8:59 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** No to Title 23 SMC

*Dear Mr Mills,*

*I am a long-time resident of Seattle, and I strongly oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle. I live in Greenlake, and I believe this proposal, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and unreviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city and most definitely in my beloved Greenlake. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring. Let's preserve what makes Seattle so special!*

*Sincerely,*

*Lisa Alado*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:32 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to Land Use Code

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**From:** Hellmut Ammerlahn [mailto:hellmut.ammerlan@gmail.com]  
**Sent:** Saturday, July 08, 2017 7:30 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Amendments to Land Use Code

Dear Mr. Mills,

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose [the proposal](#) to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my comments.

Hellmut Ammerlahn, PhD  
14003 41st Ave NE  
Seattle, 98125

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:38 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Seattle Design Review

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**From:** xj12c@comcast.net [mailto:xj12c@comcast.net]  
**Sent:** Sunday, July 09, 2017 12:35 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Seattle Design Review

William Mills  
Use Planner Supervisor  
City of Seattle,SDCI

Dear Mr Mills,

I am totally opposed to the amendments to the Land Use Code(Title 23SMC) which would change the design review process.

The current Design Review Process is meant to protect all neighborhoods from unwarranted duplexes, and small apartments of less than 10,000 square feet. As a long time Seattle home owner (over 45 years in the same house), I do not

appreciate your HALA upzones, nor your attempt to change the Design review process, which will definitely lead to unchecked development in single family neighborhoods.

As a lifetime citizen of Seattle, I feel you should leave the current Design Process alone. I have the right to protect my neighborhood from developments that will negatively impact our quality of life, in a single family neighborhood.

Respectfully,

Eric Andersen

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:58 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: I oppose the amendments to the Land Use Code (Title 23 SMC)

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**From:** Tiffany Aweeka [mailto:tiffany.aweeka@ambientetile.com]  
**Sent:** Monday, July 10, 2017 1:34 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** I oppose the amendments to the Land Use Code (Title 23 SMC)

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for your consideration,

**Tiffany Aweeka** | Senior Designer & Architectural Sales  
ambiente european tile design

6321 Seventh Avenue South

Seattle, WA 98108

t: 206.388.1033

f: 206.524.9175

[tiffany.aweeka@ambientetile.com](mailto:tiffany.aweeka@ambientetile.com)

[www.ambientetile.com](http://www.ambientetile.com)

Join in our conversation!



## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:26 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Process comments

**From:** Héctor [mailto:hectorb@gmail.com]  
**Sent:** Monday, July 10, 2017 5:52 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>  
**Subject:** Design Review Process comments

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Thanks.*

*Hector Barbera*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:44 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Comments on proposed changes to Design Review  
**Attachments:** Comments Design Review 7-9-17.docx

Another longer comment attached.

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**From:** Tawny Bates [mailto:Tawny.Bates@outlook.com]  
**Sent:** Sunday, July 09, 2017 11:40 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; sally bagsh (sally.bagsh@seattle.gov) <sally.bagsh@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>  
**Subject:** Comments on proposed changes to Design Review

Attached please find my comments on the proposed changes to Design Review. Based on my recent experience with Design Review I would encourage the Council to take more time to reconsider some of the proposed changes.

To: William Mills

Re: Proposed changes to Design Review

Date: 7-9-17

I oppose amendments to the Land Use Code (Title 23 SMC) to reduce and eliminate the Design Review process. This change especially impacts Urban Villages if the city changes SF zoning to Lowrise due to HALA. It is imperative review not be reduced, and outreach not be entrusted solely to developers. We need a better design review process, with modification to meeting structure, and improved guidelines and outreach, but this proposal is **not it.**

Design Review is the only avenue that allows all parties; the city representatives, the developer and neighbors; to come together to clarify concerns and resolve differences. The review process is an important safeguard for the neighborhoods and residents of Seattle. It is a mechanism where issues can be raised in a "safe" and neutral manner and location. This is very important.

Proposed changes would reduce opportunity for public input; place the sometimes-contentious burden for review onto overworked DCI staff; and the burden of public outreach into the hands of the developers/architects; allowing "do-it-yourself" public input methods, where developers themselves reach out and collect input from the public, and report back to DCI.

This kind of a change allows developers fewer limits and fosters exploitation of neighboring residents. Assuming they find out, residents generally come in ignorant on the design process; and without skills to fully understand the proposal. They are not architects and may not even speak English well. The developer however arrives with architects, owners and legal support, and the knowledge of codes, rules and loop holes. They hold all the cards. Design Review Boards serve as a kind of middle ground to open conversations, and lay down some of the basic design requirements developers are supposed to abide by.

For me Design Review was an awkward and stressful process, but the Design Board set important ground rules for respecting neighborhood input and design guidelines, I don't know what I would have done without that.

Below are my comments, and some of my story. This is based on my direct experience with the Design Review Process over the last 18 months, for the 50-unit project to be built adjacent my single-family home and associated DADU, which abuts NC-40. Comments are also based on the buildings one block down. All these buildings went through Design Review, all are better suited to the neighborhood, directly **and only as a result of the Design Review process.**

In your decision about Design Review consider there are all kinds of developers out there. Developers can be good, they build buildings, we all live and work in buildings. But it is their job to maximize profits. Some developers are comfortable meeting with neighborhoods, and others are not good at this, and can become, intimidating, vindictive, and play cat and mouse like games. Some build thoughtful lasting structures, others sole intention is to buy, build and flip. They do not care about the neighborhood, nor do they believe they need to respect the City's Design Guidelines, or even Land Use codes. Yet you are proposing we trust them to perform the outreach to the community.

Developers can do voluntary outreach now. Developers for the 2 sites down the street did that. The designs they decided on were reasonable, and the process smooth. Departures were granted for one to create a courtyard, and the other building to allow preservation of an exceptional redwood tree.

The building adjacent me however arrived unannounced, with just the standard 2 week notice. Neighbors scrambled to understand the process and the design, and relevant codes. The proposed building utilized 5 departures, encroaching into required setbacks. The intention was to build right on the lot line 2.5 feet from my SF zoned house, place the garbage by a bedroom window, and destroy significant vegetation along the property line. My neighbors and I spoke up, and the Design Board listened. The developer was given a long list of guidelines and recommended changes, and told to develop a code compliant design. (This is a sizable developer, not a novice.)

Six months went by, the developer contacted me just before the 2<sup>nd</sup> DR meeting. This began a super awkward process of meetings with them, then the 2<sup>nd</sup> DR meeting took place. It became quite clear this required more knowledge than I possessed. I was “outgunned” and needed to hire people to help me, ultimately both an attorney and an architect. Four more frustrating and expensive months passed and then Final Design Recommendations meeting was held. I was not thrilled with the outcome, but was intensely grateful there was a process where citizen concerns could be aired.

Now 18 months have gone by. I would like to share some other details, but cannot speak out publicly, as this jeopardizes some tentative agreements. But I can say the Design Meetings did not seem to delay anyone, rather it seemed the only thing that kept them moving. They are right on schedule currently.

In the past disputes between single family and the NC 40 were resolved by prolonged litigation. Design Review was created as a more positive way to resolve differences. I would appreciate it if elected officials stood up for this process and supported the benefits it provides. Don't let outreach to the public turn into a game of intimidation, something to be checked off some developers list and presented to DCI however they see fit. It is very easy to manipulate reports back on neighborhood “outreach”. The existing system provides more checks and balances, the new system does not have enough safeguards.

There are some improvements that could be made, I suggest:

- Meetings be recorded and made available, there were significant delays in getting DCI reports on line, ultimately everyone was forced to use phones to record the discussion and decisions.
- Added staffing – you need more staff, both DCI and Design Review, and training should be provided so they may coach residents and not just developers
- Better materials explaining the design review process in language the public can understand, you should not have to hire experts to help you negotiate the meetings with a developer.
- Increased time for comment – 2 weeks is totally inadequate
- Improved ability and time for participants to ask questions of one another at design meetings.
- Improvements on the city's part in enforcing design guidelines to a much greater degree, too many departures are granted for no reason, too many setback requirements are being ignored, and too many loopholes are being exploited
- Improved tree protection - the departures available to developers as “compensation” for a courtyard or a tree, are reduced with the relaxed development standards we now have, you currently have little room to negotiate for a tree or a courtyard, too much has been given away, HALA will exacerbate this problem. Setbacks should be increased so that you have room to negotiate not just for exceptional trees, but for ALL trees over a foot diameter. Even exceptional trees can be removed if they restrict the FAR potential, this is wrong. We need housing we also need trees and open space.

Thank you for the chance to comment.

Tawny Bates

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:29 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Public comment - Land Use Code Amendments

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**From:** Kris Benvenuto [mailto:kbenvenuto05@yahoo.com]  
**Sent:** Saturday, July 08, 2017 3:46 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Public comment - Land Use Code Amendments

*I am a concerned home owner and tax payer in a neighborhood which will be impacted negatively by the proposed changes to the Land Use Code.*

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process and to be heard. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Respectfully,*

*Kristine Benvenuto*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:02 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Process "Improvements"

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**From:** Miranda Berner [mailto:mirandasofia@yahoo.com]  
**Sent:** Monday, July 10, 2017 2:51 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Design Review Process "Improvements"

*Dear Members of Seattle City Council,*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*- Please Leave the Design Review Process as is.*

*- Please direct city employees & the Design Review Boards to enforce existing design guidelines.*

*Please oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process, and instead, direct the city and Design Review Boards to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Sara Maxana, at the Q&A at the Wallingford Urban Design Workshop, pointed out that the reason for the new look in Ballard that has everyone upset is due to the lack of enforcement of existing design guidelines.*

*Please oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and*

*neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes **without any kind of notice, review, or public hearing**. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

### **Proposed changes that impact neighborhoods include:**

- **Removing neighborhoods** from the process by replacing language such as:
  - *“Neighborhood priorities among the design guidelines”* with *“identify guideline priorities”*.
  - *“Highest priority to the neighborhood”* with *“highest priority to the Board”*.
- **Exempting projects** on properties of less than 10,000 square feet from any design review. In the past 2 years, 29% of projects were in this category. For perspective: most four story apartment buildings are on properties of less than 10,000 square feet.
- **Restricting the scope** of the Design Review Process:
  - **Administrative** – Developments inside Urban Villages get Administrative Design Review, with **no public meetings**, if less than 20,000 square feet.
  - **Hybrid** – Developments up to 20,000 square feet (or larger inside an Urban Village) would require only the Design Review Board *“Recommendation”* meeting and not the *“Early Design Guidance”* meeting.
  - **Full** – Only the largest developments, over 20,000 square feet, and only outside Urban Village boundaries, would require the normal Design Review Board *“Early Design Guidance”* and *“Recommendation”* meetings.
- **Revising who is a stakeholder** by changing straightforward terms such as *“Developers”* to more generic terms like *“Project Proponents”*.
- **Shifting responsibility and authority** from the Design Review Board to the Director. This has the effect of making Design Review Boards less independent, and will make the Board positions less attractive to the professionals who volunteer their time.
- **Granting departures** from design guidelines without public review.

*Regards,*

Miranda Berner

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:52 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed changes to design review

**From:** Karen Borell [mailto:klborell@gmail.com]  
**Sent:** Monday, July 10, 2017 10:49 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed changes to design review

Mr. Mills,

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. The amendments would muzzle the voices of the people most impacted by the proposed development. The frustration and anger expressed in some of these meetings will be mild compared to the reaction if neighbors are left out of the process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live and vote in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to even more unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Karen Borell, 3945 Interlake Ave N*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:30 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

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**From:** Kathryn Boris-Brown [mailto:kngbrown@seanet.com]  
**Sent:** Saturday, July 08, 2017 4:04 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

Dear Mr. Mills and Members of the City Council,

I am a property owner and resident on Queen Anne Hill and have been so since 1984. As a tax paying stakeholder, I am very dismayed to learn of the proposal to amend the Land Use Code (Title 23 SMC) in order to modify the design review process for development of our city's neighborhoods.

I oppose these changes most wholeheartedly as they, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zones, drastically reduce the involvement of the community in the development of our very own neighborhoods while increasing the power of the developer and designer – neither of which live in the neighborhood!

Without the checks and balances of inclusive design review, growth can destroy neighborhoods. We have seen this happen already in many areas of the city. Seattle's individual neighborhoods are an integral and valuable part of the soul of this city - to destroy them in the quest of some developer gaining quicker and increased profits through the gift of a streamlined review process is certainly shortsighted and patently unfair to the people who actually live in our neighborhoods.

Please prevent these rule changes from occurring. Leave the Design Process as is, and instead, pressure the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you,  
Kathryn Boris-Brown  
2011 5<sup>th</sup> Avenue North  
Seattle, WA 98109

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:27 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: public comment we amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

**From:** George Borle [mailto:gborle@gmail.com]  
**Sent:** Monday, July 10, 2017 8:02 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** public comment we amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

to: *William Mills*, Land Use Planner Supervisor

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community, and to encourage conversation and perspective sharing that amongst over benefits avoid lawsuits, which is the defacto process that happened before to the Design Review Process came into existence.

There are many examples of successful DRP, with good community involvement and positive outcomes. The proposed changes would drastically curtail those, largely eliminating the checks and balances of inclusive design review. With the DRP, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

Engagement with the community should be a key part of large scale planning.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I believe that non-community reviewed redevelopment in my neighborhood will result in damage to the neighborhood livability and long term inclusiveness.

For example, when combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Regards,

--George Borle

owner and resident  
1204 N 42nd St, Seattle.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:26 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review changes - NOT in support

-----Original Message-----

From: Jenny Brailey [mailto:jenniferbrailey@yahoo.com]  
Sent: Monday, July 10, 2017 5:23 PM  
To: Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
Cc: Mills, William <William.Mills@seattle.gov>  
Subject: Design Review changes - NOT in support

I support the comments you are hearing from the Wallingford Community Council, Seattle Fair Growth, and other neighborhood advocates regarding the proposed Design Review changes (see below). The quick turnaround for public comment seems unnecessarily rushed, and appears to be an attempt to rush through huge changes before neighborhood residents even know what's happening.

Unless you are a super informed neighborhood resident, you wouldn't even know the City is proposing a re-do of Design Review, or how it affects you. Why isn't the City doing more outreach and informational meetings to explain the changes and solicit input?

I respectfully urge the Council to slow down and direct City staff to get some real neighborhood input on this issue. One of the changes I'm most alarmed about is allowing developers to put up sizable new buildings (up to 10,000 sf) without any input from neighbors. With HALA and the upzoning of urban villages, we'll be seeing a lot more of these under-10,000 sf multi-family dwellings replacing one or a few single family homes. Upzoning single family areas creates disruption and disharmony on these streets, and that's only going to be exacerbated by large multi-family dwellings that are built to suit developers not blend in with the neighborhood.

Jenny Brailey  
Wallingford resident

-----  
I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand

Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

## Ghan, Christina

---

**From:** Mills, William  
**Sent:** Wednesday, June 14, 2017 2:32 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed Updates to DRP  
**Attachments:** AttachmentProjectID83306.8.17 SDCI DR ORD\_SEPA.PDF

FYI – In this case, the comments are actually embedded in the proposed ordinance. An interesting departure from the usual narrative letter.

---

**From:** Walter Braun [mailto:Walter.Braun@aegisliving.com]  
**Sent:** Wednesday, June 14, 2017 2:26 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed Updates to DRP

William,

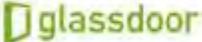
Please see attached comments on your proposed changes.

Our biggest concern would be to provide the additional outreach into the community, as normally the community is not aware of what they can influence or not before the EDG meeting. They might get all fired up about building height or blocking views, when that is not their prerogative, as it is allowed by zoning code.

Let us know if we can be of help.

### Walter Braun

Senior Vice President Development  
Aegis Living  
415 118<sup>th</sup> Ave SE  
Bellevue, WA 98005  
O: 425-861-9993 ext. 100170, D: 425-284-1630; C: 425-736-7316  
[walter.braun@aegisliving.com](mailto:walter.braun@aegisliving.com)

 **BEST PLACES<sup>to work</sup> 2017 Employees' Choice**

**CITY OF SEATTLE**

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

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

..title

AN ORDINANCE relating to land use and zoning; to modify the Design Review program, repealing and replacing Section 23.41.004 of the Seattle Municipal Code (SMC); amending Sections 3.51.030, 23.41.002, 23.41.008, 23.41.010, 23.41.012, 23.41.014, 23.41.016, 23.41.020, 23.57.013, 23.73.009, 23.73.010, 23.73.012, 23.73.014, 23.73.015, 23.73.024, 23.76.004, 23.76.006, 23.76.008, 23.76.011, 23.76.012, 23.76.026, 23.76.040, 25.11.070, and 25.11.080 of the SMC; adding a new Section 23.41.015 to the SMC; repealing Section 23.41.018 of the SMC; and making technical corrections.

..body

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

Section 1. Section 3.51.030 of the Seattle Municipal Code, last amended by Ordinance 121568, is amended as follows:

RECOMMEND AGAINST  
YOUNG ADULTS W/  
VOTING RIGHTS ON DRB

**3.51.030 Selection process and program assessment ((-))**

In addition to the regular members, one designated young adult position may, by ordinance, be added to City boards and commissions, except that the Design Review Board may have more than one young adult position. To fill the designated young adult positions, young adults shall be nominated by the Mayor and shall be subject to confirmation by the City Council by majority vote. The young adults selected as part of this program are full voting members of the boards and commissions on which they serve, unless specified otherwise for a particular board or commission. Nothing in this program precludes appointment of a young adult to other regular positions on any board or commission.

Each young adult selected shall be matched with a mentor who serves on the same board or commission, and shall attend support groups and training tailored toward their duties as a board or commission member. Program participants shall periodically help assess the effectiveness of the program, and adjustments will be made based on this feedback. Written materials shall be

1 developed for use by the program participants and by other jurisdictions who may want to  
2 establish or participate in a similar program. Participants in the Get Engaged program shall  
3 provide feedback to assist the Get Engaged partners (Mayor’s Office Boards and Commissions,  
4 City Council, and YMCA Metrocenter Branch) in developing a plan to sustain effective young  
5 adult involvement within City government.

6 Section 2. The designation “Part I – Design Review” in Chapter 23.41 of the Seattle  
7 Municipal Code is repealed:

8 ~~((Part I – Design Review))~~

9 Section 3. Section 23.41.002 of the Seattle Municipal Code, last amended by Ordinance  
10 124389, is amended as follows:

11 **23.41.002 Purpose**

12 The purpose of Design Review is to:

13 A. Encourage better design and site planning to help ensure that new development  
14 enhances the character of the city and sensitively fits into neighborhoods, while allowing for  
15 diversity and creativity; and

16 B. Provide flexibility in the application of development standards to better meet the intent  
17 of the Land Use Code as established by City policy, to meet neighborhood objectives, and to  
18 provide for effective mitigation of a proposed project’s impact and influence on a neighborhood;  
19 and

20 C. ~~((Improve))~~ Promote and support communication and mutual understanding among  
21 ~~((developers))~~ project proponents, neighborhoods, and the City early and throughout the  
22 development review process.

23 Section 4. Section 23.41.004, last amended by Ordinance 125272, is repealed as follows:

1 ~~((23.41.004 Applicability~~

2 A. ~~Design review required~~

3 1. ~~Design review is required for any new multifamily, commercial, or industrial~~  
 4 ~~development proposal that exceeds one of the following thresholds in Table A for 23.41.004:~~

<b>Table A for 23.41.004 Thresholds for Design Review</b>	
<b>Zone</b>	<b>Threshold</b>
a. <del>Lowrise 2 (LR2) and Lowrise 3 (LR3)</del>	<del>8 dwelling units or 4,000 square feet of non-residential gross floor area</del>
b. <del>Midrise (MR)</del>	<del>20 dwelling units or 4,000 square feet of non-residential gross floor area</del>
e. <del>Highrise (HR)</del>	<del>20 dwelling units or 4,000 square feet of non-residential gross floor area</del>
d. <del>Neighborhood Commercial (NC1, NC2, NC3)</del>	<del>4 dwelling units or 4,000 square feet of non-residential gross floor area</del>
e. <del>Commercial (C1, C2)</del>	<del>4 dwelling units or 12,000 square feet of non-residential gross floor area, located on a lot in an urban center or urban village<sup>1</sup>; or on a lot that abuts or is across a street or alley from a lot zoned single family, or on a lot located in the area bounded by: NE 95<sup>th</sup> St., NE 145<sup>th</sup> St., 15<sup>th</sup> Ave. NE, and Lake Washington</del>
f. <del>Seattle Mixed (SM)</del>	<del>20 dwelling units or 12,000 square feet of non-residential gross floor area</del>
g. <del>Industrial Commercial (IC) zone within all designated urban villages and urban centers</del>	<del>12,000 square feet of non-residential gross floor area</del>
h. <del>Master Planned Community (MPC)<sup>2</sup></del>	<del>20 dwelling units or 12,000 square feet of non-residential gross floor area</del>
i. <del>All zones — congregate residences, and residential uses in which more than 50 percent of dwelling units are small efficiency dwelling units<sup>3</sup></del>	<del>Developments containing at least 5,000 but less than 12,000 square feet of gross floor area are subject to Streamlined Design Review (SDR) pursuant to Section 23.41.018. Developments containing at least 12,000 but less than 20,000 square feet of gross floor area are subject to Administrative Design Review (ADR) pursuant to Section 23.41.016. Developments containing 20,000 square feet or more of gross floor area are subject to Design Review pursuant to Chapter 23.41.</del>

**Table A for 23.41.004  
 Thresholds for Design Review**

Footnotes to Table A for 23.41.004

- <sup>1</sup>Urban centers and urban villages are identified in the Seattle Comprehensive Plan.
- <sup>2</sup>If an application in a Master Planned Community zone does not include a request for departures, the applicable design review procedures are in Section 23.41.020. If an application in a Master Planned Community zone includes a request for departures, then the applicable design review procedures are in Section 23.41.014.
- <sup>3</sup>When a congregate residence or development in which more than 50 percent of dwelling units are small efficiency dwelling units is subject to more than one design review threshold, the gross square footage threshold on line i shall apply.

1                   2. Design review is required for all new Major Institution development proposals  
 2 that exceed any applicable threshold listed in this subsection 23.41.004.A, unless the structure is  
 3 located within a Major Institution Overlay (MIO) district.

4                   3. Design review is required for all new development proposals located in the  
 5 Downtown zones listed in Table B for 23.41.004 that exceed any of the following thresholds in  
 6 Table B for 23.41.004:

**Table B for 23.41.004  
 Thresholds for Downtown Design Review**

**DOC1, DOC2, or DMC zones**

<b>Use</b>	<b>Threshold</b>
Non-residential	50,000 square feet of gross floor area
Residential	20 dwelling units

**DRC, DMR, DH1 or DH2 zones, or PMM zone outside  
 the Pike Place Market Historical District**

<b>Use</b>	<b>Threshold</b>
Non-residential	20,000 square feet of gross floor area
Residential	20 dwelling units

7                   4. Design review is required for all new development proposals exceeding 120  
 8 feet in width on any single street frontage in the Stadium Transition Area Overlay District as  
 9 shown in Map A for 23.74.004, and all new development proposals exceeding 12,000 square feet

1 ~~of nonresidential gross floor area and electing to add extra floor area above the base FAR that are~~  
2 ~~located in an IC 85-160 zone.~~

3 ~~5. Streamlined administrative design review (SDR) to protect trees. As provided~~  
4 ~~in Sections 25.11.070 and 25.11.080, SDR pursuant to Section 23.41.018 is required for any new~~  
5 ~~development proposals in LR, MR, and commercial zones if an exceptional tree, as defined in~~  
6 ~~Section 25.11.020, is located on the lot and is not proposed to be preserved, if design review~~  
7 ~~would not otherwise be required by this subsection 23.41.004.A.~~

8 ~~6. Design review pursuant to Section 23.41.014 is required for projects that are~~  
9 ~~eligible for design review under any provision of this Section 23.41.004 and that are participating~~  
10 ~~in the Living Building Pilot Program authorized by Section 23.40.060.~~

11 ~~7. SDR pursuant to Section 23.41.018 is required for all new developments that~~  
12 ~~include at least three townhouse units, if design review is not otherwise required by this~~  
13 ~~subsection 23.41.004.A.~~

14 ~~8. Design review pursuant to Section 23.41.014 is required for any project seeking~~  
15 ~~to participate in the Living Building Pilot Program, including a development proposal for an~~  
16 ~~existing structure.~~

17 ~~B. Design review—optional~~

18 ~~1. Full design review is optional to any applicant for new multifamily,~~  
19 ~~commercial or Major Institution development proposals not otherwise subject to this Chapter~~  
20 ~~23.41, if the new development proposal not otherwise subject to this Chapter 23.41 is in the~~  
21 ~~Stadium Transition Area Overlay District or if the new proposal is in any multifamily,~~  
22 ~~commercial or downtown zone.~~

1                   2. ~~Administrative design review is optional for any applicant for new multifamily~~  
2 ~~or commercial development proposals if the new multifamily or commercial development~~  
3 ~~proposal does not exceed the thresholds provided in Table A for 23.41.004 and is not otherwise~~  
4 ~~subject to this Chapter 23.41 if the proposal is in the Stadium Transition Area Overlay District,~~  
5 ~~or is in any multifamily, commercial, or downtown zone, according to the process described in~~  
6 ~~Section 23.41.016. Projects that are not otherwise subject to this Chapter 23.41 and are in any~~  
7 ~~multifamily zone not listed in Table A for 23.41.004 are eligible only for optional full design~~  
8 ~~review under subsection 23.41.004.B.1 if the number of dwelling units exceeds 20. If the project~~  
9 ~~contains 20 dwelling units or less, then the project applicant may pursue either full or~~  
10 ~~administrative design review.~~

11                   3. ~~Streamlined administrative design review is an option for:~~

12                   a. ~~An applicant for multifamily residential use in an LR zone for which~~  
13 ~~design review is not otherwise required by subsection 23.41.004.A; and~~

14                   b. ~~An applicant for new multifamily and commercial development~~  
15 ~~proposals in a Lowrise, Midrise, and Commercial zones to protect a tree over 2 feet in diameter~~  
16 ~~measured 4.5 feet above the ground, if design review would not otherwise be required by~~  
17 ~~subsection 23.41.004.A.5.~~

18                   C. ~~Exemptions. The following structures are exempt from design review:~~

19                   1. ~~New structures located in special review districts, regulated by Chapter 23.66;~~  
20 ~~design review is not available for an applicant applying for additional building height under the~~  
21 ~~provisions of Section 23.49.180;~~

22                   2. ~~New structures in Landmark districts regulated by Title 25, Environmental~~  
23 ~~Protection and Historic Preservation;~~

1                   ~~3. New structures that are within the historic character area of the Downtown~~  
2 ~~Harborfront 1 zone, or that are otherwise required to undergo shoreline design review pursuant to~~  
3 ~~Chapter 23.60A; and~~

4                   ~~4. New light rail transit facilities that have been subject to review by the Seattle~~  
5 ~~Design Commission.))~~

6                   Section 5. A new Section 23.41.004 is added to the Seattle Municipal Code as follows:

7 **23.41.004 Applicability**

8                   A. Design review required

9                   1. Subject to the exemptions in subsection 23.41.004.B, design review is required  
10 in the following areas or zones when development is proposed that exceeds a threshold in Table  
11 A or Table B for 23.41.004:

- 12                   a. Multifamily;
- 13                   b. Commercial;
- 14                   c. Seattle Mixed;
- 15                   d. Downtown; and
- 16                   e. Stadium Transition Area Overlay District as shown in Map A for

17 23.74.004, when the width of the lot exceeds 120 feet on any street frontage.

18                   2. Subject to the exemptions in subsection 23.41.004.B, design review is required  
19 in the following areas or zones when commercial or institution development is proposed that  
20 exceeds a threshold in Table A or Table B for 23.41.004:

- 21                   a. Industrial Buffer; and
- 22                   b. Industrial Commercial.

1                   3. The gross floor area of the following uses is not included in the total gross floor  
2 area of a development for purposes of determining if a threshold is exceeded:

- 3                   a. Religious facilities;
- 4                   b. Elementary and secondary schools;
- 5                   c. Uses associated with a Major Institution Master Plan (MIMP); or
- 6                   d. Development of a major institution use within a Major Institution

7 Overlay (MIO) district.

8                   4. Any development proposal participating in the Living Building Pilot Program  
9 according to Section 23.40.060, regardless of size or site characteristics, is subject to full design  
10 review according to Section 23.41.014.

11                   5. Any development proposal, regardless of size or site characteristics, is subject  
12 to the administrative design review process according to Section 23.41.016 if it receives public  
13 funding or an allocation of federal low-income housing tax credits, and is subject to a regulatory  
14 agreement, covenant or other legal instrument recorded on the property title and enforceable by  
15 The City of Seattle, Washington State Housing Finance Commission, State of Washington, King  
16 County, U.S. Department of Housing and Urban Development, or other similar entity as  
17 approved by the Director of Housing, which restricts at least 40 percent of the units to occupancy  
18 by households earning no greater than 60 percent of median income, and controls the rents that  
19 may be charged, for a minimum period of 40 years.

20                   6. Any development proposal that is located in a Master Planned Community  
21 zone and that includes a request for departures, regardless of size or site characteristics, is subject  
22 to full design review according to Section 23.41.014. If a development proposal in a Master

1 Planned Community zone does not include a request for departures, the applicable design review  
 2 procedures are in Section 23.41.020.

3 7. Design review is required for certain additions to existing structures according  
 4 to Rules promulgated by the Director.

**Table A for 23.41.004**  
**Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones**

If any of the site characteristics in part A of this table are present, the design review thresholds in part B apply. If none of the site characteristics in part A of this table are present, the design review thresholds in part C apply.

A.	Category	Site Characteristic
	A.1. Context	a. Lot is located outside an Urban Center, Urban Village, or Manufacturing/Industrial Center <sup>1</sup> . b. Lot is abutting or across an alley from a lot with single-family zoning. c. Lot is in a zone with a maximum height limit 20 feet or greater than the zone of an abutting lot or a lot across an alley.
	A.2. Scale	a. Lot is 43,000 square feet in area or greater. b. Lot has any street lot line greater than 250 feet in length.
	A.3. Special features	a. Development proposal includes a Type IV or V Council Land Use Decision. b. Lot contains a designated landmark structure. c. Lot contains a character structure in the Pike/Pine Overlay District.
<b>B.</b>	Development on a lot containing any of the specific site characteristics in part A of this table is subject to the thresholds below.	
	<b>Amount of gross floor area of development</b>	<b>Design review type<sup>2</sup></b>
	B.1. Less than 10,000 square feet	No design review
	B.2. At least 10,000 but less than 20,000 square feet	Hybrid design review
	B.3. 20,000 square feet or greater	Full design review
<b>C.</b>	Development on a lot not containing any of the specific site characteristics in part A of this table is subject to the thresholds below.	

<b>Table A for 23.41.004</b>	
<b>Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones</b>	
<b>Amount of gross floor area of development</b>	<b>Design review type<sup>2</sup></b>
C.1. Less than 10,000 square feet	No design review
C.2. At least 10,000 but less than 20,000 square feet	Administrative design review
C.3. 20,000 square feet or greater	Hybrid design review

Footnotes to Table A for 23.41.004  
<sup>1</sup> Urban centers, urban villages, and manufacturing/industrial centers are identified in the Seattle Comprehensive Plan.  
<sup>2</sup> Project proponents for any development proposal subject to hybrid design review may choose full design review instead, and project proponents for any project subject to administrative design review may choose hybrid or full design review.

1

<b>Table B for 23.41.004</b>		
<b>Design review thresholds by size of development in downtown and industrial zones</b>		
<b>Zone</b>	<b>Amount of gross floor area of development</b>	<b>Design review type</b>
A. All DOC1, DOC2, or DMC zones	50,000 square feet or greater	Full design review
B. All DRC, DMR, DH1, DH2, PMM zones outside the Pike Place Market Historical District, IB, or IC zones	20,000 square feet or greater	Full design review

2

B. Exemptions. The following are exempt from design review:

3

1. Development located in special review districts established by Chapter 23.66;

4

2. Development in Landmark districts established by Title 25, Environmental

5

Protection and Historic Preservation;

6

3. Development within the historic character area of the Downtown Harborfront 1

7

zone,

1                   4. Development that is subject to shoreline design review pursuant to Chapter  
2 23.60A; and

3                   5. New light rail transit facilities that are subject to review by the Seattle Design  
4 Commission.

5                   C. Optional design review

6                   1. Design review. Development proposals that are not subject to design review  
7 may elect to be reviewed pursuant to the full, hybrid, or administrative design review process if

8                   a. The development proposal is in any zone or area identified in subsection  
9 23.41.004.A.1 or 23.41.004.A.2 or in the Stadium Transition Area Overlay District, except  
10 development that is within a Master Planned Community zone is not eligible for optional design  
11 review; and

12                   b. The development proposal does not include the uses listed in subsection  
13 23.41.004.A.3.

14                   2. Administrative design review. According to the applicable process described in  
15 Section 23.41.016, administrative design review is optional for a development proposal that is  
16 not otherwise subject to this Chapter 23.41 and is on a site that contains an exceptional tree, as  
17 defined in Section 25.11.020, when the ability to depart from development standards may result  
18 in protection of the tree as provided in Sections 25.11.070 and 25.11.080.

19                   Section 6. Section 23.41.008 of the Seattle Municipal Code, last amended by Ordinance  
20 124843, is amended as follows:

21 **23.41.008 Design Review ((Board)) general provisions**

22                   A. Role of the Design Review Board. The Design Review Board shall be convened ((for  
23 ~~the purpose of reviewing all development subject to design review, except development subject~~

1 ~~to administrative or streamlined design review~~) to review development proposals that are  
2 subject to hybrid design review, full design review, or Master Planned Community-highrise  
3 design review pursuant to this Chapter 23.41. To accomplish this purpose, the Design Review  
4 Board shall perform the following, as applicable:

5           1. For developments subject to full design review or Master Planned Community-  
6 highrise design review, ~~((Synthesize))~~ synthesize community input on design concerns, identify  
7 guideline priorities, and provide early design guidance to the ~~((development team and~~  
8 ~~community))~~ project proponent;

9           2. Determine whether a proposed design submitted by a project proponent does or  
10 does not comply with the guideline priorities;

11           3. For development subject to hybrid design review or full design review,  
12 recommend to the Director whether to approve, condition, or deny any requested departures from  
13 development standards;

14           ~~((2-))~~ 4. Recommend to the Director specific conditions of approval ~~((which))~~  
15 that are consistent with the ~~((design guidelines applicable to the development))~~ guideline  
16 priorities; and

17           ~~((3-))~~ 5. Ensure fair and consistent application of Citywide or neighborhood-  
18 specific design guidelines.

19           B. Design Review Board membership criteria

20           1. Members shall reside in Seattle; ~~((and))~~

21           2. Members should possess experience in neighborhood land use issues and  
22 demonstrate, by their experience, sensitivity in understanding the effect of design decisions on  
23 neighborhoods and the development process; ~~((and))~~

1 3. Members should possess a familiarity with land use processes and standards as  
 2 applied in Seattle; and

3 4. Consistent with ~~((the City’s Code of Ethics,))~~ Section 4.16.070, no member of  
 4 the Design Review Board shall have a financial or other private interest, direct or indirect,  
 5 personally or through a ~~((member of his or her))~~ person in the member’s immediate family, in a  
 6 project under review by the Design Review Board on which that member sits.

7 C. Design Review Board composition

8 1. The Design Review Board shall be composed as follows:

NO MORE THAN 1

Table A for 23.41.008 Design Review Board <del>((Composition))</del> <u>composition</u>					MAINTAIN 1/DISTRICT
Representation	Development interests	Design professions	<del>((General community interests))</del> <u>Get Engaged</u>	Local residential/ <u>community</u> interests	<del>((Local))</del> <u>General business interests or landscape professions</u>
Number	7	7	<del>((7))</del> <u>1 or more</u>	<del>((7))</del> <u>14</u> <del>((1/district))</del> <u>(2/district)</u>	7 <del>((1/district))</del>
Selection process	3 appointed by Mayor, 4 by Council	3 appointed by Mayor, 4 by Council	<del>((3 appointed by Mayor, 4 by Council,))</del> <u>1 or more</u> pursuant to Chapter 3.51 <sup>1</sup>	<del>((Nominated by community and business organizations, respectively;))</del> <u>3 appointed by Mayor, 4 appointed by Council, 7 jointly appointed by Mayor and Council</u>	<u>Jointly appointed by Mayor and Council</u>
<del>((Confirmation process))</del>	<del>((Confirmed by Council))</del>	<del>((Confirmed by Council))</del>	<del>((Confirmed by Council))</del>	<del>((Confirmed by Council))</del>	
<u>Confirmation process</u>	<u>All appointments made solely by the Mayor are subject to confirmation by Council</u>				

**Table A for 23.41.008**  
**Design Review Board ((Composition)) composition**

Footnotes to Table A for 23.41.008(=)

<sup>1</sup> One or more designated young adult positions ((is)) are added to the Design Review Board pursuant to the Get Engaged Program, Chapter 3.51. The selection process and term of service related to ((this)) these young adult positions are set forth in Chapter 3.51.

1                   2. Term. ~~((Upon appointment to the Design Review Board, a member shall serve~~  
2 ~~for a period of two years))~~ Members of the Design Review Board shall be appointed to two-year  
3 terms. A member may be re-appointed to subsequent terms pursuant to the selection and  
4 confirmation process in subsection 23.41.008.C.1. The Director may extend the existing term of  
5 a serving member by up to one year in order to avoid more than two vacancies at any time. This  
6 subsection 23.41.008.C.2 does not apply to Get Engaged members, whose terms are governed by  
7 Chapter 3.51.

8                   3. Members may be removed by the Director for cause, including but not limited  
9 to:

10                   a. Failing to attend the Design Review orientation session offered by SDCI  
11 and an onboarding session offered by the City; and

12                   b. Failing to attend at least 90 percent of all regularly scheduled meetings  
13 that have occurred in the term.

14                   4. Any vacancy in an unexpired term shall be filled in the same manner as the  
15 original appointment. A member whose term is ending may continue on an interim basis as a  
16 member with voting rights until such time as a successor for that position has been appointed by  
17 the City Council or confirmed by the City Council.

18                   D. Design Review Board ((A))assignment ((=))

19                   1. Each design review district shall be assigned a Design Review Board consisting  
20 of five ~~((5))~~ members, as follows:

- 1 a. One ~~((1))~~ member representing development-related interests;
- 2 b. ~~((One (1) member representing general community interests;))~~
- 3 ~~((e.))~~ One ~~((1))~~ member representing the design professions;
- 4 ~~((d.))~~ c. ((One (1))) Two members representing local
- 5 residential/community interests; ~~and~~
- 6 ~~((e.))~~ d. One ~~((1))~~ member representing ~~((local))~~ general business
- 7 interests or landscape professions~~(( ))~~ ; and
- 8 e. No more than one youth adult member from the Get Engaged program.
- 9 2. Three ~~((3))~~ Design Review Board members shall be a quorum of each District
- 10 Design Review Board.
- 11 3. The five ~~((5))~~ Design Review Board members assigned to each project as
- 12 described in subsection 23.41.008.D.1 ~~((of this section))~~ shall be known collectively as the
- 13 District Design Review Board. All members of the District Design Review Board shall be voting
- 14 members.
- 15 4. Substitutions ~~(( ))~~
- 16 a. In the event that more projects are undergoing simultaneous design
- 17 review than a District Design Review Board can review in a timely manner, the Director may
- 18 assign such projects to a geographically unassigned Substitute Design Review Board, whose five
- 19 ~~((5))~~ members the Director may select from the Substitute Design Review Board membership
- 20 described in subsection 23.41.008.D.5, so long as the five ~~((5))~~ members represent each of the
- 21 five interests required by subsection 23.41.008.D.1.
- 22 b. If an individual District Design Review Board member is unable to
- 23 serve, the Director may either appoint an individual from another District Design Review Board

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1 or may appoint a Substitute Design Review Board member from the Substitute Design Review  
2 Board membership described in ~~((Subsection))~~ subsection 23.41.008.D.5 to serve in ~~((his or her))~~  
3 the member's absence ~~((, provided that each interest group is represented by one (1) member))~~.

4 c. The Director may assign a Design Review Board to review a project  
5 outside of its designated district in order to expedite review, provided that the local  
6 residential/community representatives ~~((and local business representative))~~ shall review  
7 development only within their district. In such a case, the Director shall appoint the local  
8 residential/community representatives ~~((and the local business representative))~~ from the District  
9 Board from which the project originated, or ~~((a))~~ the local residential/community representative  
10 ~~((and a local business representative))~~ from the Substitute Design Review Board provided in  
11 subsection 23.41.008.D.5, or any combination thereof, to review the project, so long as the local  
12 residential/community representatives ~~((and the local business representative))~~ appointed are  
13 from the same geographic district as the project to be reviewed.

14 5. Substitute Design Review Board ~~((M))~~membership ~~((-))~~

15 a. Membership criteria:

16 ~~((1))~~ 1) A person must have been a member of the Design  
17 Review Board whose term has expired;

18 ~~((2))~~ 2) A person must indicate a willingness to continue  
19 participation on the Board; and

20 ~~((3))~~ 3) A person must have, in the opinion of the Director,  
21 demonstrated a commitment to Design Review through exemplary attendance and Board  
22 participation.



**Table B for 23.41.008**

**Maximum number of Design Review Board meetings for certain projects**

Footnotes to Table B for 23.41.008:

<sup>1</sup> There is no limit to the number of Board meetings when:

The project lot is abutting or across the street from a lot in a single family zone;

The development proposal includes a Type IV or Type V Master Use Permit component as described in Chapter 23.76; or

Departures are requested.

<sup>2</sup> The Director may require additional Design Review Board meetings according to subsection 23.41.008.E.4.

1                   4. The Director may require additional Design Review Board meetings above the  
2 maximum established in subsection 23.41.008.E.3 if the Director determines the Design Review  
3 Board needs additional time for deliberation and evaluation of a project due to the size and  
4 complexity of the site or proposed development, the amount and content of public comment, a  
5 project proponent’s insufficient response to previous Board direction, or at the project  
6 proponent’s request. If the Design Review Board cannot complete a recommendation, it shall  
7 identify reasons why another recommendation meeting is necessary.

8                   F. Design Review Board recommendation

9                   1. The Design Review Board shall determine whether the proposed design  
10 submitted by the project proponent does or does not comply with guideline priorities. The Board  
11 shall recommend to the Director whether to approve or conditionally approve the proposed  
12 project based on compliance with the guideline priorities, and whether to approve, condition, or  
13 deny any requested departures from development standards.

14                   2. The Director shall consider the recommendations of the Design Review Board  
15 when deciding whether to approve an application for a Master Use Permit.

1                   3. If four or more members of the Design Review Board agree in their  
2 recommendation to the Director, and if the Director otherwise approves a Master Use Permit  
3 application, the Director shall make compliance with the recommendation of the Design Review  
4 Board a condition of permit approval, unless the Director concludes that the recommendation of  
5 the Design Review Board:

- 6                   a. Reflects inconsistent application of the design review guidelines;  
7                   b. Exceeds the authority of the Design Review Board;  
8                   c. Conflicts with SEPA conditions or other regulatory requirements  
9 applicable to the project; or  
10                  d. Conflicts with requirements of local, state, or federal law.

11                  4. Modifications to approved design

- 12                  a. Minor revisions to an approved MUP that was subject to design review  
13 may be approved by the Director as a Type I decision.  
14                  b. Major revisions to an approved MUP that was subject to design review  
15 may be approved by the Director as a Type II decision.  
16                  c. The Director shall establish, by rule, what constitutes a major and minor  
17 modification to an approved design.

18                  Section 7. Subsection 23.41.010.A of the Seattle Municipal Code, which section was last  
19 amended by Ordinance 124869, is amended as follows:

20 **23.41.010 - Design review guidelines**

21                  A. The "Seattle Design Guidelines, 2013" and the "Guidelines for Downtown  
22 Development, 1999" are approved. The "Seattle Design Guidelines, 2013", the neighborhood  
23 design guidelines identified in subsection 23.41.010.B, and Master Planned Community design

1 guidelines identified in subsection 23.41.010.C provide the basis for Design Review Board  
2 recommendations and City design review decisions, except in Downtown zones, where the  
3 "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines and  
4 Master Planned Community design guidelines are intended to augment and make more specific  
5 the "Seattle Design Guidelines, 2013" and the "Guidelines for Downtown Development, 1999."  
6 To the extent there are conflicts between neighborhood design guidelines or Master Planned  
7 Community design guidelines and the "Seattle Design Guidelines, 2013" or "Guidelines for  
8 Downtown Development, 1999," the neighborhood design guidelines or Master Planned  
9 Community design guidelines supersede.

10 \*\*\*

11 Section 8. Subsections 23.41.012.A, 23.41.012.B, and 23.41.012.C of the Seattle  
12 Municipal Code, which section was last amended by Ordinance 125291, are amended as follows:

13 **23.41.012 Development standard departures**

14 A. ~~((Departure from Land Use Code requirements may be permitted for new multifamily,~~  
15 ~~commercial, and Major Institution development as part of a design review process. Departures~~  
16 ~~may be allowed if an applicant demonstrates that departures from Land Use Code requirements))~~

17 The Director may waive or modify application of a development standard to a development  
18 proposal if the Director decides that waiver or modification would result in a development that  
19 better meets the intent of adopted design guidelines.

20 B. Departures may be granted from any Land Use Code standard or requirement, except  
21 for the following:

- 22 1. Procedures;

1                   2. (~~Permitted, prohibited, or conditional use provisions, except that departures~~  
2 ~~may be granted from development standards for required street-level uses~~) Definitions;

3                   3. (~~Residential density limits~~) Measurements;

4                   4. (~~In Downtown zones, provisions for exceeding the base FAR or achieving~~  
5 ~~bonus development as provided in Chapter 23.49, Downtown Zoning~~) Provisions of the  
6 Shoreline District, Chapter 23.60A;

7                   5. (~~In Downtown zones, the minimum size for Planned Community~~  
8 ~~Developments as provided in Section 23.49.036~~) Lot configuration standards in subsections  
9 23.22.100.C.3, 23.24.040.A.8, and 23.28.030.A.3;

10                  6. (~~In Downtown zones, the average floor area limit for stories in residential use~~  
11 ~~in Table B for 23.49.058~~) Permitted, prohibited, or conditional use provisions, except that  
12 departures may be granted from development standards for required street-level uses;

13                  7. (~~In Downtown zones, the provisions for combined lot developments as~~  
14 ~~provided in Section 23.49.041~~) Maximum size of use;

15                  8. (~~In Downtown Mixed Commercial zones, tower spacing requirements as~~  
16 ~~provided in subsection 23.49.058.D~~) Residential density limits;

17                  9. (~~In the Downtown Mixed Commercial 170 zone, minimum floor to floor~~  
18 ~~height for street level uses required as a condition of the additional height allowed by subsection~~  
19 ~~23.49.008.D~~) Noise and odor standards;

20                  10. (~~Downtown view corridor requirements, provided that departures may be~~  
21 ~~granted to allow open railings on upper level roof decks or rooftop open space to project into the~~  
22 ~~required view corridor, provided such railings are determined to have a minimal impact on views~~  
23 ~~and meet the requirements of the Building Code~~) Floor area ratios (FAR); except that in the

1 Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, departures from the  
2 development standards for floor area exemptions from FAR calculations in subsection  
3 23.73.009.C and for retention of a character structure on a lot in Section 23.73.015 are allowed;

4 11. ((In SM-SLU zones, floor area limits for all uses provided in subsections  
5 23.48.245.A, 23.48.245.B.1, 23.48.245.B.2 and 23.48.245.B.3, except that departures of up to a  
6 five percent increase in floor area limit for each story may be granted for structures with  
7 nonresidential uses meeting the requirements of subsections 23.48.245.B.1.d.1 and  
8 23.48.245.B.1.d.2)) Structure height, except that:

9 a. Within the Roosevelt Commercial Core building height departures up to  
10 an additional 3 feet may be granted for properties zoned NC3-65 (Map A for 23.41.012,  
11 Roosevelt Commercial Core);

12 b. Within the Ballard Municipal Center Master Plan area building height  
13 departures may be granted for properties zoned NC3-65 (Map B for 23.41.012, Ballard  
14 Municipal Center Master Plan Area). The additional height may not exceed 9 feet, and may be  
15 granted only for townhouses that front a mid-block pedestrian connection or a park identified in  
16 the Ballard Municipal Center Master Plan;

17 c. Within the Uptown Urban Center building height departures up to 3 feet  
18 of additional height may be granted if the top floor of the structure is set back at least 6 feet from  
19 all lot lines abutting streets;

20 d. Within the Queen Anne Residential Urban Village and Neighborhood  
21 Commercial zones as shown on Map C for 23.41.012, Upper Queen Anne Commercial Areas,  
22 building height departures up to 3 feet of additional height may be granted if the top floor of the  
23 structure is set back at least 6 feet from all lot lines abutting streets;

1 e. Within the PSM 85-120 zone in the area shown on Map A for  
2 23.49.180, departures may be granted from development standards that apply as conditions to  
3 additional height, except for floor area ratios and provisions for adding bonus floor area above  
4 the base FAR;

5 f. Within the Pike/Pine Conservation Overlay District shown on Map A  
6 for 23.73.004, departures may be granted from 1) development standards that apply as conditions  
7 to additional height in subsections 23.73.014.A and 23.73.014.B, and 2) the provision for  
8 receiving sites for transfer of development potential in subsection 23.73.024.B.5;

9 ~~12. ((The provisions of Chapter 23.58A, except that departures may be granted~~  
10 ~~from the requirements of subsections 23.48.021.C.1.b.2, 23.48.021.C.1.b.3a, 23.48.021.C.1.b.4~~  
11 ~~and 23.48.021.C.1.b.5, if the applicant demonstrates that the amenity to be provided according to~~  
12 ~~Section 23.58A.040 better achieves the intent of the Downtown Amenity Standards for that~~  
13 ~~amenity feature.))~~ Provisions of Chapter 23.52;

14 ~~13. ((In SM-SLU zones, provisions limiting the number of towers permitted per~~  
15 ~~block provided for in Section 23.48.245))~~ Provisions of Chapter 23.53, except that departures  
16 may be granted from the access easement standards in Section 23.53.025;

17 ~~14. ((In SM-SLU zones, provisions for upper level setbacks provided for in~~  
18 ~~Section 23.48.245))~~ Quantity of parking required, minimum and maximum parking limits, and  
19 minimum and maximum number of drive-in lanes, except that within the Ballard Municipal  
20 Center Master Plan area departures may be granted from the minimum parking requirement up to  
21 a 30 percent maximum reduction for ground-level retail uses that abut established mid-block  
22 pedestrian connections through private property as identified in the “Ballard Municipal Center  
23 Master Plan Design Guidelines, 2013”;

PARKING AND LOADING STANDARDS SHOULD  
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GENERATED BY A QUALIFIED TRAFFIC  
ENGINEER

SHOULD ALSO BE  
DEPARTABLE BASED ON  
AGREEMENT WITH  
TRASH OPERATOR

1                   15. ~~((Floor area ratios (FAR); except that in the Pike/Pine Conservation Overlay~~  
2 ~~District shown on Map A for 23.73.004, departures from the development standards for allowing~~  
3 ~~floor area exemptions from FAR calculations in subsection 23.73.009.C and for retaining a~~  
4 ~~character structure on a lot in Section 23.73.015 are not considered departures from FAR limits))~~

5 Standards for solid-waste and recyclable materials storage and access in Section 23.54.040;

6                   16. ~~((Maximum size of use))~~ Provisions of Chapter 23.58A, except that departures  
7 may be granted from the requirements of subsections 23.48.021.C.1.b.2, 23.48.021.C.1.b.3.a,  
8 23.48.021.C.1.b.4, and 23.48.021.C.1.b.5;

9                   17. ~~((Structure height, except that:~~

10                   a. ~~Within the Roosevelt Commercial Core building height departures up to~~  
11 ~~an additional 3 feet may be granted for properties zoned NC3-65 (Map A for 23.41.012,~~  
12 ~~Roosevelt Commercial Core);~~

13                   b. ~~Within the Ballard Municipal Center Master Plan area building height~~  
14 ~~departures may be granted for properties zoned NC3-65 (Map B for 23.41.012, Ballard~~  
15 ~~Municipal Center Master Plan Area). The additional height may not exceed 9 feet, and may be~~  
16 ~~granted only for townhouses that front a mid-block pedestrian connection or a park identified in~~  
17 ~~the Ballard Municipal Center Master Plan;~~

18                   c. ~~In Downtown zones building height departures may be granted for~~  
19 ~~minor communication utilities as set forth in subsection 23.57.013.B;~~

20                   d. ~~Within the Uptown Urban Center building height departures up to 3 feet~~  
21 ~~of additional height may be granted if the top floor of the structure is set back at least 6 feet from~~  
22 ~~all lot lines abutting streets;~~

1 ~~e. Within the Queen Anne Residential Urban Village and Neighborhood~~  
2 ~~Commercial zones as shown on Map C for 23.41.012, Upper Queen Anne Commercial Areas,~~  
3 ~~building height departures up to 3 feet of additional height may be granted if the top floor of the~~  
4 ~~structure is set back at least 6 feet from all lot lines abutting streets;~~

5 ~~f. Within the PSM 85-120 zone in the area shown on Map A for~~  
6 ~~23.49.180, departures may be granted from development standards that apply as conditions to~~  
7 ~~additional height, except for floor area ratios and provisions for adding bonus floor area above~~  
8 ~~the base FAR;~~

9 ~~g. Within the Pike/Pine Conservation Overlay District shown on Map A~~  
10 ~~for 23.73.004, departures may be granted from development standards that apply as conditions to~~  
11 ~~additional height in subsections 23.73.014.A and 23.73.014.B, and the provision for receiving~~  
12 ~~sites for transfer of development potential in subsection 23.73.024.B.5)) Provisions of Chapter~~  
13 ~~23.58B and Chapter 23.58C;~~

14 ~~18. ((Quantity of parking required, minimum and maximum parking limits, and~~  
15 ~~minimum and maximum number of drive in lanes, except that within the Ballard Municipal~~  
16 ~~Center Master Plan area departures may be granted from the minimum parking requirement up to~~  
17 ~~a 30 percent maximum reduction for ground level retail uses that abut established mid block~~  
18 ~~pedestrian connections through private property as identified in the “Ballard Municipal Center~~  
19 ~~Master Plan Design Guidelines, 2013”)) In SM-SLU zones, floor area limits for all uses provided~~  
20 ~~in subsections 23.48.245.A, 23.48.245.B.1, 23.48.245.B.2, and 23.48.245.B.3, except that~~  
21 ~~departures of up to a five percent increase in floor area limit for each story may be granted for~~  
22 ~~structures with non-residential uses meeting the requirements of subsections 23.48.245.B.1.d.1~~  
23 ~~and 23.48.245.B.1.d.2;~~

1                    19. ~~((Provisions of the Shoreline District, Chapter 23.60A))~~ In SM-SLU zones,  
2 provisions in Section 23.48.245 for upper-level setbacks;

3                    20. ~~((Standards for storage of solid waste containers))~~ In SM-SLU zones,  
4 provisions in Section 23.48.245 limiting the number of towers permitted per block;

5                    21. ~~((The quantity of open space required for major office projects in Downtown~~  
6 ~~zones as provided in subsection 23.49.016.B))~~ In Downtown zones, provisions in Chapter 23.49  
7 for exceeding the base FAR or achieving bonus development;

8                    22. ~~((Noise and odor standards))~~ In Downtown zones, provisions in Section  
9 23.49.036 for the minimum size for planned community developments;

10                   23. ~~((Standards for the location of access to parking in Downtown zones))~~ In  
11 Downtown zones, the average floor area limit for stories in residential use in Table B for  
12 23.49.058;

13                   24. ~~((Provisions of Chapter 23.52, Transportation Concurrency and~~  
14 ~~Transportation Impact Mitigation))~~ In Downtown zones, provisions in Section 23.49.041 for  
15 combined lot developments;

16                   25. ~~((Provisions of Chapter 23.53, Requirements for Streets, Alleys, and~~  
17 ~~Easements, except that departures may be granted from the access easement standards in Section~~  
18 ~~23.53.025))~~ In the Downtown Mixed Commercial 170 zone, minimum floor-to-floor height for  
19 street-level uses required as a condition of the additional height allowed by subsection  
20 23.49.008.E;

21                   26. ~~((Affordable housing production conditions within the MPC YT zone,~~  
22 ~~pursuant to Section 23.75.085))~~ In Downtown zones, Downtown view corridor requirements,  
23 except that departures may be granted to allow open railings on upper level roof decks or on

1 roof top open space to project into the required view corridor, if the railings are determined to  
2 have a minimal impact on views;

3           27. ~~((Limits on floor area for uses within the MPC-YT zone, as provided in~~  
4 ~~Sections 23.75.085 and 23.75.090 or as applicable under Section 23.75.040)) In Downtown~~  
5 zones, the quantity of open space required for major office projects as provided in subsection  
6 23.49.016.B;

7           28. ~~((Limits on number, distribution, and gross floor area per story for highrise~~  
8 ~~structures within the MPC-YT zone, as provided in Section 23.75.120 or as applicable under~~  
9 ~~Section 23.75.040)) In Downtown zones, standards for the location of access to parking;~~

10           29. ~~((Definitions))~~ In Downtown Mixed Commercial zones, tower spacing  
11 requirements contained in subsection 23.49.058.D;

12           30. ~~((Measurements))~~ Within the Pike/Pine Conservation Overlay District shown  
13 on Map A for 23.73.004, the requirement that all character structures on a lot be retained in order  
14 to qualify as a TDP receiving site in subsection 23.73.024.B, the exception allowing additional  
15 FAR for non-residential uses in subsection 23.73.009.B, the FAR exemption for residential uses  
16 in subsection 23.73.009.C.3, the exception to floor area limits in subsections 23.73.010.B.1 and  
17 23.73.010.B.2, the exception for width and depth measurements in subsection 23.73.012.B, or  
18 the exception for an additional 10 feet in height in subsection 23.73.014.B.

19           a. However, departures from the development standards identified above  
20 maybe granted under the following conditions:

21                   1) The character structure is neither a designated Seattle Landmark  
22 nor identified in a rule promulgated by the Director according to Section 23.73.005; and



1 a) Subsection 23.73.009.C.3 regarding the FAR exemption  
2 for residential uses;

3 b) Subsection 23.73.010.B.2 regarding increases in the  
4 floor area limits;

5 c) Subsection 23.73.012.B regarding the exception from  
6 width and depth measurements; or

7 d) Subsection 23.73.014.B regarding the exception  
8 allowing for an additional 10 feet in height.

9 2) A departure may allow removal of character structures if the  
10 requirement for retaining structures is limited to the following:

11 a) Subsection 23.73.009.B regarding the exception to allow  
12 additional FAR for non-residential uses;

13 b) Subsection 23.73.010.B.1 regarding increases in the  
14 floor area limits; or

15 c) Section 23.73.024 for the use of TDP on a lot that is an  
16 eligible TDP receiving site under the provisions of subsection 23.73.024.B;

17 31. ((~~Lot configuration standards in subsections 23.22.100.C.3, 23.24.040.A.8,~~  
18 ~~and 23.28.030.A.3, which may be modified as authorized in those provisions)) In the MPC-YT~~  
19 zone, affordable housing production requirements in Section 23.75.085;

20 32. ((~~Standards for structural building overhangs in Section 23.53.035 and~~  
21 ~~structural encroachments permitted in setbacks provided in lieu of dedication of right of way~~  
22 ~~under subsection 23.53.015.D.1.b)) In the MPC-YT zone, limits on floor area for uses in~~  
23 Sections 23.75.040, 23.75.085, or 23.75.090;

1                   33. ~~((Within the Pike/Pine Conservation Overlay District shown on Map A for~~  
2 ~~23.73.004, the requirement that all character structures on a lot be retained in order to qualify as~~  
3 ~~a TDP receiving site in subsection 23.73.024.B, the exception allowing additional FAR for non-~~  
4 ~~residential uses in subsection 23.73.009.B, the FAR exemption for residential uses in subsection~~  
5 ~~23.73.009.C.3, the exception to floor area limits in subsections 23.73.010.B.1 and 23.73.010.B.2,~~  
6 ~~the exception for width and depth measurements in subsection 23.73.012.B, or the exception for~~  
7 ~~an additional 10 feet in height as provided for in subsection 23.73.014.B:~~

8                   a. ~~Departures may, however, be granted under the following~~  
9 ~~circumstances:~~

10                                 ~~1) The character structure is neither a designated Seattle landmark~~  
11 ~~nor listed in a rule promulgated by the Director according to Section 23.73.005; and~~

12                                 ~~2) The departure is for demolishing a wood frame character~~  
13 ~~structure originally built as a single family residence or single family accessory structure; or~~

14                                 ~~3) The departure is for demolishing a character structure that is~~  
15 ~~determined to have insufficient value to warrant retention when the following applies:~~

16   ~~a) The structure lacks a high degree of architectural~~  
17 ~~integrity as evidenced by extensive irreversible exterior remodeling; or~~

18   ~~b) The structure does not represent the Pike/Pine~~  
19 ~~neighborhood's building typology that is characterized by the use of exterior materials and~~  
20 ~~design elements such as masonry, brick, and timber; multi-use loft spaces; very high and fully-~~  
21 ~~glazed ground floor storefront windows; and decorative details including cornices, emblems, and~~  
22 ~~embossed building names; or~~

1 ~~e) Demolishing the character structure would allow for~~  
2 ~~more substantial retention of other, more significant character structures on the lot, such as a~~  
3 ~~structure listed in a rule promulgated by the Director according to Section 23.73.005; or would~~  
4 ~~allow for other key neighborhood development objectives to be achieved, such as improving~~  
5 ~~pedestrian circulation by providing through block connections, developing arts and cultural~~  
6 ~~facilities, or siting publicly accessible open space at key neighborhood locations.~~

7 ~~b. In addition to the provisions of subsection 23.41.012.B.33.a, the~~  
8 ~~following provisions apply:~~

9 ~~1) At least one character structure shall be retained on the lot if any~~  
10 ~~of the following are to be used by the development proposal:~~

11 ~~a) Subsection 23.73.009.C.3 regarding the FAR exemption~~  
12 ~~for residential uses;~~

13 ~~b) Subsection 23.73.010.B.2 regarding increases in the~~  
14 ~~floor area limits;~~

15 ~~c) Subsection 23.73.012.B regarding the exception from~~  
16 ~~width and depth measurements; or~~

17 ~~d) Subsection 23.73.014.B regarding the exception~~  
18 ~~allowing for an additional 10 feet in height.~~

19 ~~2) A departure may allow removal of character structures if the~~  
20 ~~requirement for retaining character structures is limited to the following:~~

21 ~~a) Subsection 23.73.009.B regarding the exception to allow~~  
22 ~~additional FAR for non residential uses;~~

1 ~~b) Subsection 23.73.010.B.1 regarding increases in the~~  
2 ~~floor area limits; or~~

3 ~~e) Section 23.73.024 for the use of TDP on a lot that is an~~  
4 ~~eligible TDP receiving site under the provisions of subsection 23.73.024.B)) In the MPC-YT~~  
5 ~~zone, limits on the number of highrise structures, distribution of highrise structures, and gross~~  
6 ~~floor area per story for highrise structures in Section 23.75.040 or Section 23.75.120;~~

7 34. In pedestrian-designated zones, provisions for residential uses at street level,  
8 as provided in subsection 23.47A.005.C.1, except that a departure may be granted to allow  
9 residential uses at street level to occupy, in the aggregate, no more than 50 percent of the street-  
10 level, street-facing facade;

MORE CONSIDERATION  
FOR SLOPING SITES IS  
NEEDED

11 35. In pedestrian-designated zones, provisions for transparency requirements, as  
12 provided in subsection 23.47A.008.B, except that departures may be granted to reduce the  
13 required transparency from 60 percent to no less than 40 percent of the street-facing facade;

14 36. In pedestrian-designated zones, provisions for height requirements for floor-  
15 to-floor height, as provided in subsection 23.47A.008.B, except that departures to allow a  
16 mezzanine with less than the minimum floor-to-floor height may be granted provided that the  
17 outer edge of the mezzanine floor is at least 15 feet from the exterior wall facing a principal  
18 pedestrian street;

19 ~~((37. The provisions of Chapter 23.58B and Chapter 23.58C.))~~

20 ~~((38.))~~ 37. Area-specific development standards for Lake City, identified in  
21 subsection 23.47A.009.E, except departures may be requested if the development provides at  
22 least one of the following features:

23 a. A usable open space that:





1 A. A preapplication conference is required for all projects subject to or for which a  
2 project proponent has elected full design review, ~~((, unless waived by the Director, as described~~  
3 ~~at Section 23.76.008.))~~

4 B. Community outreach

THIS SHOULD NOT BE ADDED TO THE CODE -  
ADDITIONAL BURDEN ON APPLICANTS IS NOT  
JUSTIFIED

5 1. Project proponents shall prepare a community outreach plan and document  
6 compliance with the community outreach plan to the Director prior to the scheduling of the early  
7 design guidance meeting.

8 2. The purpose of the community outreach plan is to identify the outreach  
9 methods a project proponent will use to establish a dialogue with nearby communities early in  
10 the development process in order to share information about the project, better understand the  
11 local context, and hear community interests and concerns related to the project.

12 3. The Director may establish, by rule, what constitutes the community outreach  
13 plan, and how compliance with the community outreach plan must be documented.

14 ~~((B))~~ C. Early ~~((D))~~ design ~~((G))~~ guidance ~~((P))~~ public ~~((M))~~ meeting ~~((:))~~

15 1. Following a preapplication conference ~~((, and site visits by Design Review~~  
16 ~~Board members assigned to review a proposed project, an))~~, a project proponent may apply to  
17 begin the early design guidance process and a public meeting with the Design Review Board  
18 shall be held.

19 2. ~~((Notice of application shall be provided pursuant to Chapter 23.76.))~~

20 ~~((3-))~~ The purpose of the early design guidance public meeting ~~((shall be))~~ is to  
21 identify concerns about the site and the proposed project, receive comments from the public,  
22 review the design guidelines applicable to the site, ~~((determine neighborhood priorities among~~

1 ~~the design guidelines)) identify guideline priorities, and explore conceptual design ((concepts~~  
2 ~~and/or options)) or siting alternatives.~~

3 **3. The Director may establish, by rule, the information that the project proponent**  
4 **shall present ((At)) at the early design guidance public meeting. ((, the project proponents shall**

5 present the following information:

6 a. ~~An initial site analysis, including site conditions, indicating topography of the site,~~  
7 ~~use of all adjacent buildings, and the zoning of the site and adjacent properties; and~~  
8 b. ~~A drawing of existing site conditions, indicating topography of the site~~

BY REMOVING THE REQUIREMENTS FROM THE  
SMC, THE DIRECTOR HAS BEEN GRANTED  
ADDITIONAL AUTHORITY TO DETERMINE THE  
CONTENT OF EDG PACKETS, WHICH IS NOT  
BENEFICIAL TO APPLICANTS.  
ANY CHANGES TO THE REQUIREMENTS OF AN  
EDG PACKET SHOULD BE A PART OF THE SMC  
AND REVIEWED BY COUNCIL, RATHER THAN BY  
DIRECTOR'S RULE.

9 ~~and the location of structures and prominent landscape elements on or abutting the site (including~~  
10 ~~but not limited to all trees 6 inches or greater in diameter measured 4.5 feet above the ground,~~  
11 ~~with species indicated); and~~

12 c. ~~Photos showing the facades of adjacent development, trees on the site,~~  
13 ~~general streetscape character and territorial or other views from the site, if any; and~~

14 d. ~~A zoning envelope study that includes a perspective drawing; and~~

15 e. ~~A description of the proponent's objectives with regard to site~~  
16 ~~development.~~

17 f. ~~In the Pike/Pine Conservation Overlay District established in Section~~  
18 ~~23.73.004, if a character structure is located on the same lot as a proposed project, the applicant~~  
19 ~~shall:~~

20 1) ~~Analyze the features that define the developed context of the~~  
21 ~~structures located on the block front where the project is proposed, and on all block fronts facing~~  
22 ~~the project;~~



1 public meeting, to those who sent in comments or otherwise requested notification, and to the  
2 project proponent.

3 3. The project proponent is encouraged to meet with the Board and the public for  
4 early resolution of design issues, and may hold additional optional meetings with the public or  
5 the Board. The Director may require the project proponent to meet with the Board, in accordance  
6 with subsection 23.41.008.E.4, if the Director believes that such a meeting may help to resolve  
7 design issues.

8 ((D)) E. Application for Master Use Permit ((-))

9 1. ~~((Following the early design guidance public meeting, distribution of))~~ Once  
10 the guideline priorities are made available by the Director, ~~((and any additional optional~~  
11 ~~meetings that the project proponent chooses to hold with the public and the Design Review~~  
12 ~~Board,))~~ the project proponent may apply for a Master Use Permit (MUP).

13 2. ~~((The Master Use Permit (MUP) application submittal shall include a~~  
14 ~~supporting site analysis and an explanation of how the proposal addresses the applicable design~~  
15 ~~guidelines, in))~~ In addition to submitting information required in a standard MUP application, as  
16 prescribed ~~((standard MUP submittal requirements as provided))~~ in Chapter 23.76, ~~((Procedures~~  
17 ~~for Master Use Permits and Council Land Use Decisions))~~ the project proponent shall include in  
18 the MUP application such additional information related to design review as the Director may  
19 require.

AGAIN, INCREASES THE POWER OF PLANNING STAFF TO REQUEST  
NON STANDARD MUP DOCUMENTATION

20 ~~((3. Notice of application for a development subject to design review shall be~~  
21 ~~provided according to Chapter 23.76, Procedures for Master Use Permits and Council Land Use~~  
22 ~~Decisions)).~~

1            ~~((E))~~ F. Design Review Board ~~((Recommendation.))~~ recommendation

2                    1. During a regularly scheduled evening meeting of the Design Review Board,  
3 ~~((other than the early design guidance public meetings,))~~ the Board shall review the ~~((record))~~  
4 summary of public comments on the project’s design, the project’s ~~((conformance to))~~  
5 consistency with the guideline priorities ~~((applicable to the proposed project)),~~ and the ~~((staff’s))~~  
6 Director’s review of the project’s design and ~~((its application of))~~ consistency with the ~~((design~~  
7 ~~guidelines))~~ guideline priorities, and make a recommendation pursuant to subsection  
8 23.41.008.F.1.

9                    ~~((2. At the meeting of the Design Review Board, a determination shall be made by~~  
10 ~~the Design Review Board that the proposed design submitted by the project proponent does or~~  
11 ~~does not comply with applicable design guidelines. The Design Review Board shall recommend~~  
12 ~~to the Director whether to approve or conditionally approve the proposed project based on the~~  
13 ~~design guidelines, and whether to approve, condition or deny any requested departures from~~  
14 ~~development standards.))~~

15                    2. The Director shall make the recommendation available to all those who  
16 attended Design Review Board public meetings, to those who sent in comments or otherwise  
17 requested notification, and to the project proponent.

18            ~~((F))~~ G. Director’s decision

19                    1. A decision on an application for a permit subject to design review shall be  
20 made by the Director. The Director may condition a proposed project to achieve compliance with  
21 design guidelines and to achieve the purpose and intent of this Chapter 23.41. For applications  
22 accepted into the Living Building Pilot Program established under Section 23.40.060, the

1 Director may also condition a proposed project to achieve the purpose and intent of the Living  
2 Building Pilot Program.

3           2. The Director’s design review decision shall be made as part of the overall  
4 ~~((Master Use Permit))~~ MUP decision for the project. The Director’s decision shall consider the  
5 recommendation of the Design Review Board, pursuant to subsection 23.41.008.F. ~~((Except for~~  
6 ~~projects accepted in the Living Building Pilot Program established in Section 23.40.060, if four~~  
7 ~~or more members of the Design Review Board are in agreement in their recommendation to the~~  
8 ~~Director, the Director shall issue a decision that makes compliance with the recommendation of~~  
9 ~~the Design Review Board a condition of permit approval, unless the Director concludes that the~~  
10 ~~recommendation of the Design Review Board:~~

- 11                           a. ~~Reflects inconsistent application of the design review guidelines; or~~  
12                           b. ~~Exceeds the authority of the Design Review Board; or~~  
13                           c. ~~Conflicts with SEPA conditions or other regulatory requirements~~  
14 ~~applicable to the site; or~~  
15                           d. ~~Conflicts with the requirements of state or federal law.~~

16           G)) H. Notice of Decision. Notice of the Director’s decision shall be as provided in  
17 Chapter 23.76~~((, Procedures for Master Use Permits and Council Land Use Decisions))~~.

18           ((H)) I. Appeals. Appeal procedures for design review decisions are as described in  
19 Chapter 23.76~~((, Procedures for Master Use Permits and Council Land Use Decisions))~~.

20           Section 10. A new Section 23.41.015 is hereby added to the Seattle Municipal Code, as  
21 follows:

22 **23.41.015 Hybrid design review process**

1 A. A preapplication conference is required for all projects subject to or for which a  
2 project proponent has elected hybrid design review.

3 B. Community outreach

SHOULD NOT BE  
REQUIRED



4 1. Project proponents shall prepare a community outreach plan and document  
5 compliance with the community outreach plan prior to the scheduling of the early design  
6 guidance meeting.

7 2. The purpose of the community outreach plan is to identify the outreach  
8 methods a project proponent will use to establish a dialogue with nearby communities early in  
9 the development process in order to share information about the project, better understand the  
10 local context, and hear community interests and concerns related to the project.

11 3. The Director may establish, by rule, what constitutes the community outreach  
12 plan, and how compliance with the community outreach plan must be documented.

13 C. Early design guidance process

14 1. Following a preapplication conference, a project proponent may apply to begin  
15 the early design guidance process.

16 3. The purpose of the early design guidance process is to identify concerns about  
17 the site and proposed development, receive written comments from the public, review the design  
18 guidelines applicable to the site, identify guideline priorities, and explore conceptual design or  
19 siting alternatives.

20 4. The Director may establish, by rule, the information that the project proponent  
21 shall present at the early design guidance meeting.

22 D. Guideline priorities

1                   1. Based on the concerns expressed during community outreach or in writing, the  
2 Director shall identify the guidelines of highest priority, referred to as the “guideline priorities”.  
3 The Director shall summarize and consider any community consensus regarding design, as  
4 expressed in written comments received.

5                   2. The Director shall make the guideline priorities available to those who sent in  
6 comments or otherwise requested notification, and to the project proponent.

7                   E. Application for Master Use Permit

8                   1. Once the guideline priorities are made available by the Director, the project  
9 proponent may apply for a Master Use Permit (MUP).

10                  2. In addition to submitting information required in a standard MUP application,  
11 as prescribed in Chapter 23.76, the project proponent shall include in the MUP application such  
12 additional information related to design review as the Director may require.

13                  F. Design Review Board recommendation

14                  1. During a regularly scheduled evening meeting of the Design Review Board, the  
15 Board shall review the summary of public comments on the project’s design, the project’s  
16 consistency with the guideline priorities, and the Director’s review of the project’s design and  
17 consistency with the guideline priorities, and make a recommendation pursuant to subsection  
18 23.41.008.F.1.

19                  2. The Director shall make the recommendation available to all those who  
20 attended Design Review Board public meetings, to those who sent in comments or otherwise  
21 requested notification, and to the project proponent.

22                  G. Director’s decision

1                   1. A decision on an application for a permit subject to hybrid design review shall  
2 be made by the Director. The Director may approve or deny the permit, or condition approval of  
3 the permit, based on the ability of a proposed project to achieve compliance with the guideline  
4 priorities and to achieve the purpose and intent of this Chapter 23.41.

5                   2. The Director’s design review decision shall be made as part of the overall MUP  
6 decision for the project. The Director’s decision shall consider the recommendations of the  
7 Design Review Board, pursuant to subsection 23.41.008.F.

8                   H. Notice of decision. Notice of the Director’s decision shall be as provided in Chapter  
9 23.76.

10                  I. Appeals. Appeal procedures for design review decisions are as described in Chapter  
11 23.76.

12                  Section 11. Section 23.41.016 of the Seattle Municipal Code, last amended by Ordinance  
13 120410, is amended as follows:

14 **23.41.016 Administrative design review process ((-))**

15                  A. A preapplication conference is required for all projects ~~((electing))~~ subject to or for  
16 which a project proponent has elected administrative design review. ~~((, unless waived by the~~  
17 ~~Director, as described at Section 23.76.008.~~

18 ~~B. Early Design Guidance Process.~~

19                  ~~1. Following a preapplication conference, a proponent may apply to begin the~~  
20 ~~early design guidance process. Application for the early design guidance process shall include~~  
21 ~~the following:~~

22                         ~~a. An initial site analysis addressing site opportunities and constraints, the~~  
23 ~~use of all adjacent buildings, and the zoning of the site and adjacent properties; and~~

1                                ~~b. A drawing of existing site conditions, indicating topography of the site~~  
2 ~~and the location of structures and prominent landscape elements on or abutting the site (including~~  
3 ~~but not limited to all trees six (6) inches or greater in diameter measured four and one half (4½)~~  
4 ~~feet above the ground, with species indicated) if any; and~~

5                                ~~c. Photos showing the facades of adjacent development, general~~  
6 ~~streetscape character and territorial or other views from the site, if any; and~~

7                                ~~d. A zoning envelope study which includes a perspective drawing; and~~

8                                ~~e. A description of the proponent’s objectives with regard to site~~  
9 ~~development, including any preliminary design concepts or options.~~

10                              ~~2. Notice of application shall be provided pursuant to Chapter 23.76, Procedures~~  
11 ~~for Master Use Permits and Council Land Use Decisions.~~

12                              ~~3. The purpose of the early design guidance process shall be to identify concerns~~  
13 ~~about the site and development program, receive comments from the public, identify those~~  
14 ~~citywide design guidelines of highest priority to the site, and/or explore conceptual design or~~  
15 ~~siting alternatives. As a result of this process, the Director shall identify and prepare a written~~  
16 ~~summary of any guidelines which may not be applicable to the project and site and identify those~~  
17 ~~guidelines of highest priority to the neighborhood. The Director shall incorporate any community~~  
18 ~~consensus regarding the design, as expressed in written comments received, into the guideline~~  
19 ~~priorities, to the extent the consensus is consistent with the design guidelines and reasonable in~~  
20 ~~light of the facts of the proposed development.~~

21                              ~~4. The Director shall distribute a copy of the priority guidelines summary to all~~  
22 ~~who sent in comments or otherwise requested notification and to the project proponent.))~~

23                              B. Community outreach

1                    1. Project proponents shall prepare a community outreach plan and document  
2 compliance with the community outreach plan to the Director prior to the scheduling of the early  
3 design guidance meeting.

4                    2. The purpose of the community outreach plan is to identify the outreach  
5 methods a project proponent will use to establish a dialogue with nearby communities early in  
6 the development process in order to share information about the project, better understand the  
7 local context, and hear community interests and concerns related to the project.

8                    3. The Director may establish, by rule, what constitutes the community outreach  
9 plan, and how compliance with the community outreach plan must be documented.

10                   C. Early design guidance process. The project proponent must follow the early design  
11 guidance process set forth in subsections 23.41.015.C.

12                   D. Guideline priorities. The guideline priorities shall be identified and made available as  
13 set forth in 23.41.015.D.

14                   ~~((C.))~~ E. Application for Master Use Permit((-))

15                   1. ~~((Upon completion of the early design guidance process))~~ Once the guideline  
16 priorities are made available by the Director, the project proponent may apply for a Master Use  
17 Permit (MUP).

18                   2. ~~((The MUP application shall include a supporting site analysis and an~~  
19 ~~explanation of how the proposal addresses the applicable design guidelines, in))~~ In addition to  
20 ~~((standard MUP submittal requirements as provided))~~ submitting information required in a  
21 standard MUP application, as prescribed in Chapter 23.76, ~~((Procedures for Master Use Permits~~  
22 ~~and Council Land Use Decisions))~~ the project proponent shall include in the MUP application  
23 such additional information related to design review as the Director may require.

1                   ~~((3. Notice of application for a development subject to design review shall be~~  
2 ~~provided according to Chapter 23.76, Procedures for Master Use Permits and Council Land Use~~  
3 ~~Decisions)).~~

4                   F. Design review recommendation phase

5                   1. The Director shall review the summary of public comments on the project's  
6 design, the project's consistency with the guideline priorities, and make a recommendation  
7 pursuant to subsection 23.41.008.F.1.

8                   2. The Director shall make the recommendation available to those who sent in  
9 comments or otherwise requested notification, and to the project proponent.

10                  ~~((D))~~ G. Director's ~~((D))~~ decision~~((-))~~

11                  1. A decision on an application for a permit subject to administrative design  
12 review shall be made by the Director ~~((as part of the overall Master Use Permit decision for the~~  
13 ~~project)).~~

14                  2. The Director's design review decision shall be made as part of the overall  
15 Master Use Permit decision for the project. The Director's decision shall be based on the extent  
16 to which the proposed project meets ~~((applicable design))~~ the guideline priorities and in  
17 consideration of public comments on the proposed project.

18                  ~~((3. Projects subject to administrative design review must meet all codes and~~  
19 ~~regulatory requirements applicable to the subject site, except as provided for in Section~~  
20 ~~23.41.012.))~~

21                  ~~((E))~~ H. Notice of ~~((Decision))~~ decision. Notice of the Director's decision shall be as  
22 provided in Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

1           ((F)) I. Appeals. Appeal procedures for design review decisions are described in Chapter  
2 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

3           Section 12. Section 23.41.018 of the Seattle Municipal Code, last amended by Ordinance  
4 124952, is repealed:

5 ~~((23.41.018 Streamlined administrative design review (SDR) process~~

6           A. ~~A presubmittal conference is required for all projects subject to this Section 23.41.018~~  
7 ~~unless waived by the Director, pursuant to Section 23.76.008.~~

8           B. ~~Following a presubmittal conference, a proponent may apply to begin the SDR~~  
9 ~~guidance process.~~

10           ~~1. The application for SDR guidance shall include the following:~~

11                   a. ~~An initial site analysis addressing site opportunities and constraints,~~  
12 ~~adjacent buildings, and the zoning of the site and adjacent properties;~~

13                   b. ~~A drawing of existing site conditions, indicating topography of the site~~  
14 ~~and location of structures and prominent landscape elements on the site (including but not~~  
15 ~~limited to all trees 6 inches or greater in diameter measured 4.5 feet above the ground, with~~  
16 ~~species indicated) if any;~~

17                   c. ~~A preliminary site plan including structures, open spaces, vehicular and~~  
18 ~~pedestrian access, and landscaping;~~

19                   d. ~~A brief description of how the proposal meets the intent of the~~  
20 ~~applicable citywide and neighborhood design review guidelines; and~~

21                   e. ~~One or more color renderings adequate to depict the overall massing of~~  
22 ~~structures and the design concept.~~

1                   ~~2. Notice of application for SDR Guidance shall be provided pursuant to Chapter~~  
2 ~~23.76.~~

3                   ~~3. The purpose of SDR Guidance is to receive comments from the public, identify~~  
4 ~~concerns about the site and design concept, identify applicable citywide and neighborhood~~  
5 ~~design guidelines of highest priority to the site, explore conceptual design and siting alternatives,~~  
6 ~~and identify and document proposed development standard adjustments, which may be approved~~  
7 ~~as a Type I decision pursuant to Section 23.41.018.D, or departures, which may be approved as a~~  
8 ~~Type II decision pursuant to Section 23.41.016. The intent of SDR Guidance is not to reduce the~~  
9 ~~general development capacity of the lot.~~

10                   ~~4. As a result of the SDR Guidance process, the Director shall prepare a report~~  
11 ~~that identifies those guidelines of highest priority and applicability, documents any design~~  
12 ~~changes needed to achieve consistency with the design guidelines, and identifies any desired~~  
13 ~~development standard adjustments and/or departures.~~

14                   ~~5. The Director shall distribute a copy of the report to the applicant, place it on~~  
15 ~~file in the Department, and provide access to the report on the Department website.~~

16                   ~~C. Application for Type I or Type II Master Use Permit.~~

17                   ~~1. After issuance of the SDR Guidance report, the proponent may apply for a~~  
18 ~~Type I or Type II Master Use Permit.~~

19                   ~~2. The Master Use Permit application shall include a brief explanation of how the~~  
20 ~~proposal addresses the SDR guidance report, in addition to standard Master Use Permit submittal~~  
21 ~~information required by Section 23.76.010. Adjustments to certain development standards~~  
22 ~~pursuant to subsection 23.41.018.D may be approved as a Type I decision. If the need for~~  
23 ~~development standard departures, authorized under Section 23.41.012 and beyond the~~

1 ~~adjustments allowed under subsection 23.41.018.D, is identified, the applicant may either revise~~  
2 ~~the application to eliminate the need for the further departures, and proceed under this Section~~  
3 ~~23.41.018, or else apply for a Type II Master Use Permit for administrative design review~~  
4 ~~pursuant to Section 23.41.016.~~

5 ~~3. Notice of application for a permit for a project subject to SDR shall be provided~~  
6 ~~according to Chapter 23.76.~~

7 ~~D. SDR decision.~~

8 ~~1. The Director shall consider public comments on the proposed project, and the~~  
9 ~~Director's decision shall be based on the extent to which the application meets applicable design~~  
10 ~~guidelines and responds to the SDR guidance report.~~

11 ~~2. The Director's decision pursuant to the SDR process shall not reduce the~~  
12 ~~number of units allowed per square foot of lot area when such a density limit is set in Table A for~~  
13 ~~Section 23.45.512.~~

14 ~~3. The Director may allow the adjustments listed in subsection 23.41.018.D.4, if~~  
15 ~~the adjustments are consistent with the SDR design guidance report and the adjustments would~~  
16 ~~result in a development that:~~

17 ~~a. Better meets the intent of the adopted design guidelines and/or~~

18 ~~b. Provides a better response to environmental and/or site conditions,~~  
19 ~~including but not limited to topography, the location of trees, or adjacent uses and structures.~~

20 ~~4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may~~  
21 ~~allow adjustments to the following development standards to the extent listed for each standard:~~

22 ~~a. Setbacks and separation requirements may be reduced by a maximum of~~  
23 ~~50 percent;~~

- ~~b. Amenity areas may be reduced by a maximum of 10 percent;~~
  - ~~c. Landscaping and screening may be reduced by a maximum of 25 percent;~~
  - ~~d. Structure width, structure depth, and façade length may be increased by a maximum of 10 percent; and~~
  - ~~e. Screening of parking may be reduced by a maximum of 25 percent.~~
- ~~5. Limitations on adjustments through the SDR process established in this subsection 23.41.018.D do not limit adjustments expressly permitted by other provisions of this Title 23 or other titles of the Seattle Municipal Code.))~~

Section 13. Section 23.41.020 of the Seattle Municipal Code, enacted by Ordinance 123963, is amended as follows:

**23.41.020 Master Planned Community design review process**

A. Scope. This Section 23.41.020 applies only to development proposals in Master Planned Community zones that do not include a request for departures. If an application in a Master Planned Community zone includes a request for departures, then the applicable design review procedures are in Section 23.41.014. For purposes of this Section 23.41.020, “highrise structure” and “non-highrise structure” are as defined in Section 23.75.020.

B. A preapplication conference is required for any application subject to this Section 23.41.020 (~~unless waived by the Director, pursuant to Section 23.76.008~~)).

C. Early design guidance ((-))

1. An early design guidance process is required only if a proposal includes a highrise structure.

1                   2. Following a pre-application conference, ~~((if required,))~~ and site visits by  
2 Design Review Board members assigned to review a proposed project, an early design guidance  
3 public meeting with the Design Review Board shall be held for each proposal that includes a  
4 highrise structure.

5                   3. The purpose of the early design guidance public meeting is to identify concerns  
6 about the site and the proposed project, receive comments from the public, review the design  
7 guidelines applicable to the site, ~~((determine neighborhood priorities among the design  
8 guidelines))~~ identify guideline priorities, and explore conceptual design ~~((concepts and/or  
9 options))~~ or siting alternatives.

10                 4. The Director may establish, by rule, the information that the project proponent  
11 shall present ~~((At))~~ at the early design guidance public meeting. ~~((the project proponents shall  
12 present the following information:~~

13                   a. ~~An initial site analysis addressing site opportunities and constraints, the  
14 uses of all adjacent buildings, and the zoning of the site and adjacent properties;~~

15                   b. ~~A drawing of existing site conditions, indicating topography of the site  
16 and the location of structures and prominent landscape elements on or abutting the site (including  
17 but not limited to all trees 6 inches or greater in diameter measured 4½ feet above the ground,  
18 with species indicated);~~

19                   c. ~~Photos showing the facades of adjacent development, trees on the site,  
20 general streetscape character and territorial or other views from the site, if any;~~

21                   d. ~~A zoning envelope study that includes a perspective drawing;~~

22                   e. ~~A description of the proponent's objectives with regard to site  
23 development; and~~

1 ~~f. A development proposal, which may include possible design options if~~  
2 ~~so elected by the applicant.)~~

3 5. Guideline priorities. Based on the concerns expressed at the early design  
4 guidance public meeting or in writing to the Design Review Board, the Board shall identify ~~((any~~  
5 ~~guidelines that may not be applicable to the site and identify))~~ those guidelines of highest priority  
6 to the ~~((neighborhood))~~ Board, referred to as “guideline priorities”. The Board shall make  
7 preliminary design recommendations, ~~((incorporating))~~ summarizing and considering any  
8 community consensus regarding design expressed at the meeting ~~((, to the extent the consensus is~~  
9 ~~consistent with the design guidelines and reasonable in light of the facts of the proposed~~  
10 ~~development))~~.

11 6. The Director shall ~~((distribute))~~ make available a summary of the public  
12 comments and the Board’s preliminary design recommendations from the early design guidance  
13 meeting to all persons who provided an address for notice at the meeting, submitted written  
14 comments, or made a written request for notice, and to the project proponent.

15 D. Application for Master Use Permit ~~((:))~~

16 1. Timing ~~((:))~~

17 a. If a proposal does not include a highrise structure, then following the  
18 pre-application conference ~~((or the Director’s waiver of a pre-application conference pursuant to~~  
19 ~~Section 23.76.008))~~, the ~~((applicant))~~ project proponent may apply for a Master Use Permit.

20 b. If a proposal includes a highrise structure, then following the early  
21 design guidance public meeting, distribution of the meeting summary, and any additional  
22 optional meetings that the ~~((applicant))~~ project proponent chooses to hold with the public and the  
23 Design Review Board, the ~~((applicant))~~ project proponent may apply for a Master Use Permit.

1                   2. ~~((The Master Use Permit application shall include a supporting site analysis~~  
2 ~~and an explanation of how the proposal addresses the applicable design guidelines, in))~~ In  
3 ~~addition to ((standard MUP submittal requirements as provided))~~ submitting information  
4 required in a standard MUP application, as prescribed in Chapter 23.76, ((and in the case of a  
5 ~~highrise structure, the application shall also include a response to the Board’s preliminary design~~  
6 ~~recommendations from the early design guidance meeting))~~ the project proponent shall include  
7 in the MUP application such additional information related to design review as the Director may  
8 require.

9                   E. Design review process and decision ((-))

10                   1. Director’s decision for non-highrise proposals. For a development proposal that  
11 does not include a highrise structure, the Director shall make a Type I design review decision.  
12 The Director’s decision shall be based on the extent to which the proposed project meets  
13 applicable design guidelines, with consideration of public comments on the proposed project.  
14 The Director may condition a proposed project to achieve greater consistency with design  
15 guidelines and to achieve the purpose and intent of this Chapter 23.41.

16                   2. Design Review Board recommendation for highrise development  
17 proposals ((-))

18                   a. If the proposal includes a highrise structure, then during a  
19 recommendation meeting, the Board shall review the ~~((record))~~ summary of public comments on  
20 the project’s design, the project’s ~~((conformance to))~~ consistency with the guideline priorities,  
21 ~~((applicable to the proposed project,))~~ and the ~~((staff’s))~~ Director’s review of the project’s design  
22 and its ~~((application of))~~ consistency with the ((design)) guideline priorities.







1 B. Non-residential uses are limited to a maximum of 2 FAR, except that for development  
2 on a lot that meets one of the following conditions, the FAR limits for non-residential uses in  
3 Section 23.47A.013 for the underlying zone applies:

4 1. A character structure has not existed on the lot since January 18, 2012; or

5 2. For lots that include a character structure, all character structures on the lot are  
6 retained according to Section 23.73.015, unless a departure is approved through the design review  
7 process to allow the removal of a character structure based on the provisions of subsection  
8 ~~((23.41.012.B.33))~~ 23.41.012.B. If the lot includes a character structure that has been occupied by  
9 residential uses since January 18, 2012, the same amount of floor area in residential uses shall be  
10 retained in that structure, unless a departure is approved through the design review process to allow  
11 the removal of the character structure based on the provisions of subsection ~~((23.41.012.B.33))~~  
12 23.41.012.B. The owner of the lot shall execute and record in the King County real property  
13 records an agreement to provide for the maintenance of the required residential uses for the life of  
14 the project.

15 C. In addition to the floor area exempt under the provisions of the underlying zone, the  
16 following floor area is exempt from the calculation of gross floor area subject to an FAR limit:

17 1. The following street-level uses complying with the standards of Section  
18 23.47A.008 and subsection 23.73.008.B:

19 a. General sales and services;

20 b. Major durables retail sales;

21 c. Eating and drinking establishments;

22 d. Museums;

23 e. Religious facilities;

1 f. Libraries; and  
2 g. Automotive retail sales and service uses located within an existing  
3 structure or within a structure that retains a character structure as provided in Section 23.73.015.

4 2. Floor area used for theaters or arts facilities, which for the purposes of this  
5 Section 23.73.009 only, may be operated either by for-profit or not-for-profit organizations.

6 3. All floor area in residential use in a development that retains all character  
7 structures on the lot as provided in Section 23.73.015, or that uses the transfer of development  
8 potential (TDP) on a lot that is a TDP receiving site according to Section 23.73.024, unless a  
9 departure is approved through the design review process to allow the removal of a character  
10 structure based on the provisions of subsection ~~((23.41.012.B.33))~~ 23.41.012.B.

11 4. In areas where the underlying zoning is NC3P-65, all floor area in any use if the  
12 lot that is to be developed is 8,000 square feet or less in area and has been either vacant or in  
13 parking use since February 27, 1995.

14 5. Floor area in non-residential use within a character structure that meets the  
15 minimum requirements for retaining a character structure in 23.73.024.C.4, provided that the non-  
16 residential use does not displace a residential use existing in the structure since January 18, 2012.

17 Section 16. Subsection 23.73.010.B of the Seattle Municipal Code, which section was  
18 last amended by Ordinance 124503, is amended as follows:

19 **23.73.010 Floor area limits outside the Conservation Core**

20 \* \* \*

21 B. Exceptions to floor area limit

22 1. A 15 percent increase in the floor area limit is permitted for projects that meet  
23 the following conditions:

1 a. The project retains all the character structures existing on the lot, unless  
2 a departure is approved through the design review process to allow the removal of a character  
3 structure based on the provisions of subsection ((~~23.41.012.B.32~~) 23.41.012.B); and

4 b. The project includes uses that contribute to the area's recognized  
5 character as an arts district, including performing arts space or artist-studio dwellings that  
6 typically have design requirements such as nonstandard floor-to-ceiling heights that reduce the  
7 total amount of usable floor area in a structure; or

8 c. A minimum of 50 percent of the total gross floor area of the project is  
9 housing that is affordable to and occupied by "income-eligible households," as defined in Section  
10 23.58A.004, and is subject to recorded covenants approved by the Director that ensure that the  
11 housing remains available to these households for a minimum of 50 years; or

12 d. Through the design review process a determination is made that  
13 including one or more of the following features offsets the increase in the bulk of the project and  
14 allows for a design treatment that achieves the intent of the neighborhood design guidelines  
15 better than adhering to the floor area limit that would apply without the exception:

16 1) A landscaped courtyard that is visible from the sidewalk and  
17 located primarily at street level on a street that is not a principal pedestrian street;

18 2) A through-block pedestrian corridor that connects parallel  
19 streets bounding the project, consistent with the neighborhood design guidelines; or

20 3) Open space at locations that support the gateway and open space  
21 concepts promoted in the neighborhood design guidelines.

22 2. Retaining character structures on a lot. A 25 percent increase in the floor area  
23 limit established in subsection 23.73.010.A is permitted for a project that retains all the character



1 measured as the combined depth of all portions of new structures located on the lot, except as  
2 provided in subsection 23.73.012.B.2 and subsection 23.73.012.B.3.

3           2. Portions of a new structure that are separated from the street lot line by a  
4 character structure that is retained according to Section 23.73.015 are excluded from structure  
5 width and depth measurements, provided that:

6           a. All character structures on the lot are retained according to the  
7 provisions of Section 23.73.015, unless a departure is approved through the design review  
8 process to allow the removal of a character structure based on the provisions of subsection  
9 ((~~23.41.012.B.32~~)) 23.41.012.B; and

10           b. This exclusion from width and depth measurement in subsection  
11 23.73.012.B.2 is only allowed for one retained character structure on the lot.

12           3. For the narrow block bounded by Broadway, East Union Street, Broadway  
13 Court, and East Madison Street, the depth limit does not apply to structures on through lots  
14 extending from Broadway to Broadway Court, and the width limit only applies to frontages on  
15 Broadway and Broadway Court.

16           Section 18. Subsection 23.73.014.B of the Seattle Municipal Code, which section was  
17 last amended by Ordinance 125272, is amended as follows:

18 **23.73.014 Height exceptions**

19 \* \* \*

20           B. Height exception for lots that include a character structure. In zones with a 65-foot  
21 mapped height limit, or with a 40-foot mapped height limit with provisions allowing for  
22 additional height up to 65 feet according to subsection 23.47A.012.A, 10 feet of additional height  
23 is allowed above the 65-foot height limit if the following requirements are met:

1                   1. The lot includes a character structure and all character structures on the lot are  
2 retained according to the provisions of Section 23.73.015, unless a departure is approved through  
3 the design review process to allow removal of a character structure based on the provisions of  
4 subsection ~~((23.41.012.B.32))~~ 23.41.012.B ((-)) ;

5                   2. The additional floor area above the 65-foot height limit is occupied solely by  
6 residential use, except as otherwise permitted by subsection 23.73.014.B.3;

7                   3. A project that is permitted the FAR of the underlying zone for non-residential  
8 uses under subsection 23.73.009.B may be allowed to occupy the floor area permitted above the  
9 65 foot height limit under this subsection 23.73.014.B if a departure is approved through the  
10 design review process, provided that there is no additional increase in the FAR for non-  
11 residential uses beyond what is otherwise allowed by Section 23.73.009. The decision to allow a  
12 departure shall be based on a determination that the additional height will result in a better design  
13 treatment and accommodate features that promote the development objectives of the Pike/Pine  
14 Conservation Overlay District by:

15                   a. Maintaining greater portions of existing character structures on the lot  
16 through design treatments that exceed the minimum standards of subsection 23.73.015.A,  
17 retaining an entire character structure, or retaining a large number of character structures if the  
18 number and siting of the structures pose severe limitations on the amount of floor area that can  
19 be achieved in the new project within the applicable height limit; or

20                   b. Providing space for features that enhance pedestrian circulation and  
21 walkability in the area, such as through-block pedestrian corridors, or open spaces at locations  
22 that support the gateway and open space concepts promoted in the neighborhood design  
23 guidelines; or

1 c. Accommodating uses, such as theater space or arts facilities that support  
2 the area's arts and culture function but that may have special spatial needs that require additional  
3 design flexibility to incorporate them into the project, provided the uses are maintained for the  
4 life of the project as provided for in a recorded covenant approved by the Director.

5 \* \* \*

6 Section 19. Subsection 23.73.015.G of the Seattle Municipal Code, which section was  
7 last amended by Ordinance 125272, is amended as follows:

8 **23.73.015 Retention and demolition of character structures**

9 \* \* \*

10 G. Demolition of character structures. If a project is required to retain all the character  
11 structures on a lot under the provisions of this Chapter 23.73, a character structure may  
12 nevertheless be demolished through a departure approved by the design review process  
13 according to the provisions of subsection ((~~23.41.012.B.32~~)) 23.41.012.B.

14 Section 20. Subsection 23.73.024.B of the Seattle Municipal Code, which section was  
15 last amended by Ordinance 124503, is amended as follows:

16 **23.73.024 Transfer of development potential**

17 \* \* \*

18 B. Standards for character structure TDP receiving sites. A lot must meet the following  
19 conditions in order to be eligible to achieve extra residential floor area through TDP:

20 1. TDP receiving sites shall be located in an NC3P-65 zone within the Pike/Pine  
21 Conservation Overlay District, provided that:

1 a. Development of the receiving site shall not result in the demolition of a  
2 structure designated as a landmark according to Chapter 25.12 or its alteration in a manner that is  
3 inconsistent with Chapter 25.12 or an ordinance imposing controls on the landmark structure.

4 b. Development on the lot that is the receiving site shall not result in the  
5 demolition or significant alteration of a character structure that is not a designated landmark and  
6 that has existed on the site since January 18, 2012, unless a departure is approved through the  
7 design review process to allow the removal of a character structure based on the provisions of  
8 subsection ((~~23.41.012.B.32~~) 23.41.012.B). For the purposes of this subsection 23.73.024.B.1.b,  
9 significant alterations to a character structure would result in conditions that would preclude  
10 compliance with the minimum requirements of subsection 23.73.024.C.4.

11 2. An additional 10 feet in height above the height limit of the zone is permitted  
12 on a lot that is an eligible TDP receiving site.

13 3. Any residential and live-work floor area that is exempt from the FAR limit as  
14 allowed by subsection 23.73.009.C.3, or any floor area that exceeds the maximum floor area  
15 limit as allowed under subsection 23.73.010.B.3, or that is located above 65 feet in height shall  
16 be achieved through the use of TDP.

17 4. Floor area gained through the use of TDP shall be for residential and live-work  
18 unit use only.

19 5. For a structure that achieves an increase in height through the use of TDP, the  
20 minimum street level floor-to-ceiling height is 13 feet.

21 6. TDP required before construction. No permit after the first building permit, and  
22 in any event no permit for construction activity other than excavating or shoring, and no permit  
23 for occupying existing floor area by any use based on TDP; will be issued for development that

1 includes TDP until the applicant has demonstrated possession of TDP to the Director's  
 2 satisfaction.

3 \* \* \*

4 Section 21. Section 23.76.004 of the Seattle Municipal Code, last amended by Ordinance  
 5 125291, is amended as follows:

6 **23.76.004 Land use decision framework**

7 \* \* \*

<b>Table A for 23.76.004 LAND USE DECISION FRAMEWORK<sup>1</sup></b>	
<b>Director’s and Hearing Examiner’s Decisions Requiring Master Use Permits TYPE I Director’s Decision (Administrative review through land use interpretation as allowed by Section 23.88.020<sup>2</sup>)</b>	
*	Application of development standards for decisions not otherwise designated Type II, III, IV, or V
*	Uses permitted outright
*	Temporary uses, four weeks or less
*	Renewals of temporary uses, except for temporary uses and facilities for light rail transit facility construction and transitional encampments
*	Intermittent uses
*	Interim use parking authorized under subsection 23.42.040.G
*	Uses on vacant or underused lots pursuant to Section 23.42.038
*	Transitional encampment interim use
*	Certain street uses
*	Lot boundary adjustments
*	Modifications of features bonused under Title 24
*	Determinations of significance (EIS required) except for determinations of significance based solely on historic and cultural preservation

<b>Table A for 23.76.004 LAND USE DECISION FRAMEWORK<sup>1</sup></b>	
*	Temporary uses for relocation of police and fire stations
*	Exemptions from right-of-way improvement requirements
*	Special accommodation
*	Reasonable accommodation
*	Minor amendment to a Major Phased Development permit
*	Determination of whether an amendment to a property use and development agreement is major or minor
*	<del>((Streamlined design review decisions pursuant to Section 23.41.018; if no development standard departures are requested, and design))</del> <u>Design</u> review decisions in an MPC zone pursuant to Section 23.41.020 if no development standard departures are requested
*	Shoreline special use approvals that are not part of a shoreline substantial development permit
*	Adjustments to major institution boundaries pursuant to subsection 23.69.023.B
*	Determination that a project is consistent with a planned action ordinance
*	Decision to approve, condition, or deny, based on SEPA policies, a permit for a project determined to be consistent with a planned action ordinance
*	<u>Minor revisions to an approved MUP that was subject to design review</u>
*	<u>Building height increase for minor communication utilities in downtown zones</u>
*	Other Type I decisions that are identified as such in the Land Use Code
<b>TYPE II</b>	
<b>Director's Decision</b>	
(Appealable to Hearing Examiner or Shorelines Hearing Board <sup>3</sup> )	
*	Temporary uses, more than four weeks, except for temporary relocation of police and fire stations
*	Variances
*	Administrative conditional uses

<b>Table A for 23.76.004 LAND USE DECISION FRAMEWORK<sup>1</sup></b>	
*	Shoreline decisions, except shoreline special use approvals that are not part of a shoreline substantial development permit <sup>3</sup>
*	Short subdivisions
*	Special exceptions
*	Design review decisions, except for <del>((streamlined design review pursuant to Section 23.41.018 if no development standard departures are requested, and))</del> <u>minor revisions to an approved MUP that was subject to design review, building height increases for minor communication utilities in downtown zones, and</u> <del>((except for))</del> design review decisions in an MPC zone pursuant to Section 23.41.020 if no development standard departures are requested
*	Light rail transit facilities
*	The following environmental determinations: 1. Determination of non-significance (EIS not required) 2. Determination of final EIS adequacy 3. Determinations of significance based solely on historic and cultural preservation 4. A decision to condition or deny a permit for a project based on SEPA policies, except for a project determined to be consistent with a planned action ordinance
*	Major Phased Developments
*	Downtown Planned Community Developments
*	Determination of public benefit for combined lot development
*	<u>Major revisions to an approved MUP that was subject to design review</u>
*	Other Type II decisions that are identified as such in the Land Use Code
* * *	

1           Section 22. Section 23.76.006 of the Seattle Municipal Code, last amended by the  
2 ordinance introduced as Council Bill 118963, is amended as follows:  
3 **23.76.006 Master Use Permits required**

\*\*\*

B. The following decisions are Type I:

1. Determination that a proposal complies with development standards;

2. Establishment or change of use for uses permitted outright, interim use parking under subsection 23.42.040.G, uses allowed under Section 23.42.038, temporary relocation of police and fire stations for 24 months or less, transitional encampment interim use, temporary uses for four weeks or less not otherwise permitted in the zone, and renewals of temporary uses for up to six months, except temporary uses and facilities for light rail transit facility construction and transitional encampments;

3. The following street use approvals:

a. Curb cut for access to parking whether associated with a development proposal or not;

b. Concept approval of street improvements associated with a development proposal, such as additional on-street parking, street landscaping, curbs and gutters, street drainage, sidewalks, and paving;

c. Structural building overhangs associated with a development proposal;

d. Areaways associated with a development proposal;

4. Lot boundary adjustments;

5. Modification of the following features bonused under Title 24:

a. Plazas;

b. Shopping plazas;

c. Arcades;

- 1 d. Shopping arcades;
- 2 e. Voluntary building setbacks;
- 3 6. Determinations of Significance (determination that an environmental impact  
4 statement is required) for Master Use Permits and for building, demolition, grading, and other  
5 construction permits (supplemental procedures for environmental review are established in  
6 Chapter 25.05, Environmental Policies and Procedures), except for Determinations of  
7 Significance based solely on historic and cultural preservation;
- 8 7. Discretionary exceptions for certain business signs authorized by subsection  
9 23.55.042.D;
- 10 8. Waiver or modification of required right-of-way improvements;
- 11 9. Special accommodation pursuant to Section 23.44.015;
- 12 10. Reasonable accommodation;
- 13 11. Minor amendment to Major Phased Development Permit;
- 14 12. ~~((Streamlined design review decisions pursuant to Section 23.41.018 if no  
15 development standard departures are requested pursuant to Section 23.41.012, and design))~~  
16 Design review decisions in an MPC zone if no development standard departures are requested  
17 pursuant to Section 23.41.012;
- 18 13. Shoreline special use approvals that are not part of a shoreline substantial  
19 development permit;
- 20 14. Determination that a project is consistent with a planned action ordinance,  
21 except as provided in subsection 23.76.006.C;
- 22 15. Decision to approve, condition, or deny, based on SEPA policies, a permit  
23 for a project determined to be consistent with a planned action ordinance;

1                   16. Determination of requirements according to subsections 23.58B.025.A.3.a,  
2 23.58B.025.A.3.b, 23.58B.025.A.3.c, 23.58C.030.A.2.a and 23.58C.030.A.2.b; (~~and~~)

3                   18. Minor revisions to an approved MUP that was subject to design review,  
4 pursuant to subsection 23.41.008.G;

5                   19. Building height departures for minor communication facilities in downtown  
6 zones, pursuant to Section 23.57.013; and

7                   ~~((17))~~ 20. Other Type I decisions.

8                   C. The following are Type II decisions:

9                   1. The following procedural environmental decisions for Master Use Permits and  
10 for building, demolition, grading, and other construction permits are subject to appeal to the  
11 Hearing Examiner and are not subject to further appeal to the City Council (supplemental  
12 procedures for environmental review are established in Chapter 25.05, Environmental Policies  
13 and Procedures):

14                   a. Determination of Non-significance (DNS), including mitigated DNS;

15                   b. Determination that a final Environmental Impact Statement (EIS) is  
16 adequate; and

17                   c. Determination of Significance based solely on historic and cultural  
18 preservation.

19                   2. The following decisions are subject to appeal to the Hearing Examiner (except  
20 shoreline decisions and related environmental determinations that are appealable to the  
21 Shorelines Hearings Board):

22                   a. Establishment or change of use for temporary uses more than four  
23 weeks not otherwise permitted in the zone or not meeting development standards, including the

1 establishment of temporary uses and facilities to construct a light rail transit system for so long  
2 as is necessary to construct the system as provided in subsection 23.42.040.F, but excepting  
3 temporary relocation of police and fire stations for 24 months or less;

4 b. Short subdivisions;

5 c. Variances; provided that the decision on variances sought as part of a  
6 Council land use decision shall be made by the Council pursuant to Section 23.76.036;

7 d. Special exceptions; provided that the decision on special exceptions  
8 sought as part of a Council land use decision shall be made by the Council pursuant to Section  
9 23.76.036;

10 e. Design review decisions, except for ~~((streamlined design review~~  
11 ~~decisions pursuant to Section 23.41.018 if no development standard departures are requested~~  
12 ~~pursuant to Section 23.41.012, and)) minor revisions to an approved MUP that was subject to~~  
13 ~~design review, building height increases for minor communication utilities in downtown zones,~~  
14 ~~and ((except for)) design review decisions in an MPC zone pursuant to Section 23.41.020 if no~~  
15 ~~development standard departures are requested pursuant to Section 23.41.012;~~

16 f. Administrative conditional uses, provided that the decision on  
17 administrative conditional uses sought as part of a Council land use decision shall be made by  
18 the Council pursuant to Section 23.76.036;

19 g. The following shoreline decisions; provided that these decisions shall  
20 be made by the Council pursuant to Section 23.76.036 when they are sought as part of a Council  
21 land use decision (supplemental procedures for shoreline decisions are established in Chapter  
22 23.60A):

23 1) Shoreline substantial development permits;





1 review projects subject to ~~((any of))~~ Sections 23.41.014, 23.41.015, or 23.41.016, ~~((and~~  
2 ~~23.41.018,))~~ and for the preparation of priorities for planned community developments:

- 3 1. Publication of notice in the Land Use Information Bulletin; and
- 4 2. Mailed notice; and

5 B. The applicant shall post one land use sign visible to the public at each street frontage  
6 abutting the site, except that if there is no street frontage or the site abuts an unimproved street,  
7 the Director shall require either more than one sign and/or an alternative posting location so that  
8 notice is clearly visible to the public.

9 C. For the required meeting for the preparation of priorities for a planned community  
10 development, and for a public meeting required for early design guidance, the time, date,  
11 location, and purpose of the meeting shall be included with the mailed notice.

12 D. The land use sign may be removed by the applicant the day after the public meeting.

13 Section 25. Subsection 23.76.012.B of the Seattle Municipal Code, which section was  
14 last amended by Ordinance 124843, is amended as follows:

15 **23.76.012 Notice of application**

16 \* \* \*

17 B. Types of notice required

18 1. For projects subject to a Type II environmental determination pursuant to  
19 Section 23.76.006 or design review pursuant to Section 23.41.004, the Department shall direct  
20 the installation of a large notice sign on the site, unless an exemption or alternative posting as set  
21 forth in this subsection 23.76.012.B is applicable. The large notice sign shall be located so as to  
22 be clearly visible from the adjacent street or sidewalk, and shall be removed by the applicant at  
23 the direction of the Department after final City action on the application is completed.

1                                   a. In the case of submerged land, the large notice sign shall be posted on  
2 adjacent dry land, if any, owned or controlled by the applicant. If there is no adjacent dry land  
3 owned or controlled by the applicant, notice shall be provided according to subsection  
4 23.76.012.B.1.c.

5                                   b. Projects limited to interior remodeling, or that are subject to a Type II  
6 environmental determination pursuant to Section 23.76.006 only because of location over water  
7 or location in an environmentally critical area, are exempt from the large notice sign  
8 requirement.

9                                   c. If use of a large notice sign is neither feasible nor practicable to assure  
10 that notice is clearly visible to the public, the Department shall post ten placards within 300 feet  
11 of the site.

12                                  d. The Director may require both a large notice sign and the alternative  
13 posting measures described in subsection 23.76.012.B.1.c, or may require that more than one  
14 large notice sign be posted, if necessary to assure that notice is clearly visible to the public.

15                                  2. For projects that are categorically exempt from environmental review, the  
16 Director shall post one land use sign visible to the public at each street frontage abutting the site  
17 except that if there is no street frontage or the site abuts an unimproved street, the Director shall  
18 post more than one sign and/or use an alternative posting location so that notice is clearly visible  
19 to the public. The land use sign shall be removed by the applicant after final action on the  
20 application is completed.

21                                  3. For all projects requiring notice of application, the Director shall provide notice  
22 in the Land Use Information Bulletin. For projects requiring installation of a large notice sign or  
23 subject to design review pursuant to Section 23.41.014 or 23.41.015, notice in the Land Use

1 Information Bulletin shall be published after installation of the large notice sign required in  
2 subsection 23.76.012.B.1.

3 4. The Director shall provide mailed notice of:

4 a. ~~((applications))~~ Applications for variances, administrative conditional  
5 uses, special exceptions, temporary uses for more than four weeks, shoreline variances, shoreline  
6 conditional uses, short plats, early design guidance process for administrative design review and  
7 ~~((streamlined administrative))~~ hybrid design review, subdivisions, Type IV Council land use  
8 decisions, amendments to property use and development agreements, Major Institution  
9 designations and revocation of Major Institution designations, concept approvals for the location  
10 or expansion of City facilities requiring Council land use approval, and waivers or modification  
11 of development standards for City facilities; and

12 b. ~~((the))~~ The first early design guidance meeting for a project subject to  
13 design review pursuant to Section 23.76.014.

14 5. For a project subject to design review, ~~((except streamlined design review~~  
15 ~~pursuant to Section 23.41.018 for which no development standard departure pursuant to Section~~  
16 ~~23.41.012 is requested,))~~ notice of application shall be provided to all persons who provided an  
17 address for notice and either attended an early design guidance public meeting for the project or  
18 wrote to the Department about the proposed project before the date that the notice of application  
19 is distributed in the Land Use Information Bulletin.

20 6. For a project that is subject to both Type I decisions and Master Planned  
21 Community design review under Section 23.41.020, notice shall be provided as follows:

22 a. The Director shall provide notice of application in the Land Use  
23 Information Bulletin.



1 Master Use Permit components other than subdivisions and short subdivisions shall be  
2 considered vested under the Land Use Code and other land use control ordinances in effect on  
3 the date:

4 1. That notice of the Director’s decision on the application is published, if the  
5 decision is appealable to the Hearing Examiner;

6 2. Of the Director’s decision, if the decision is not appealable to the Hearing  
7 Examiner; or

8 3. A valid and fully complete building permit application is filed, as determined  
9 under Section 106 of the Seattle Building Code or Section R105 of the Seattle Residential Code,  
10 if it is filed prior to the date established in subsections 23.76.026.A.1 or 23.76.026.A.2.

11 \* \* \*

12 C. Design review component of Master Use Permits

13 1. If a complete application for a Master Use Permit is filed prior to the date  
14 design review becomes required for that type of project, design review is not required.

15 2. A complete application for a Master Use Permit that includes a design review  
16 component other than an application described in subsection 23.76.026.C.3 shall be considered  
17 under the Land Use Code and other land use control ordinances in effect on the date a complete  
18 application for the early design guidance process (~~or streamlined design review guidance~~  
19 ~~process~~) is submitted to the Director, provided that such Master Use Permit application is filed  
20 within 90 days of the date of the early design guidance public meeting if an early design  
21 guidance public meeting is required, or within 90 days of the date the Director provided guidance  
22 if no early design guidance public meeting is required. If more than one early design guidance  
23 public meeting is held, then a complete application for a Master Use Permit that includes a



1 **23.76.040 Applications and requests for Council land use decisions**

2 \* \* \*

3 G. Notice to the City Clerk ((-))

4 1. For Type IV Council land use decisions that do not include a design review  
5 component and are not notices of intent to prepare Major Institution master plans, and for  
6 applications for quasi-judicial Council land use decisions that are not Type IV decisions, the  
7 Director shall provide notice of the application to the City Clerk promptly after the application is  
8 submitted.

9 2. For Type IV Council land use decisions that include a design review  
10 component, the Director shall provide notice of the application to the City Clerk promptly after  
11 the applicant submits a complete application to begin the early design guidance ((~~or the~~  
12 ~~streamlined design review design guidance~~)) process.

13 3. For notices of intent to prepare Major Institution master plans, the Director  
14 shall provide the notice of intent to prepare a master plan to the City Clerk promptly after the  
15 notice of intent is received.

16 4. For Type V Council land use decisions, the Director shall provide notice of the  
17 application or request to the City Clerk promptly after the application or request is submitted.

18 \* \* \*

19 Section 28. Section 25.11.070 of the Seattle Municipal Code, last amended by Ordinance  
20 125272, is amended as follows:

21 **25.11.070 Tree protection on sites undergoing development in Lowrise zones**

22 The provisions in this Section 25.11.070 apply in Lowrise zones.

1 A. Exceptional trees

2 1. If the Director determines that ~~((there is))~~ an exceptional tree is located on the  
3 lot of a proposed development and the tree is not proposed to be preserved, the ~~((development~~  
4 ~~shall go through streamlined design review as provided in Section 23.41.018 if the project falls~~  
5 ~~below the thresholds for design review established in Section 23.41.004.~~

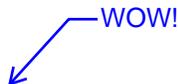
6 ~~2. The~~) Director may permit the exceptional tree to be removed only if the total  
7 floor area that could be achieved within the maximum permitted FAR and height limits of the  
8 applicable Lowrise zone according to Title 23 cannot be achieved while avoiding the tree  
9 protection area through the following:

10 a. Development standard ~~((adjustments permitted in Section 23.41.018 or~~  
11 ~~the))~~ departures permitted in Section 23.41.012.

12 b. An increase in the permitted height or reduction in required parking as  
13 follows under subsection ~~((25.11.070.A.3))~~ 25.11.070.A.2.

14 ~~((3))~~ 2. In order to preserve an exceptional tree, the following code modifications  
15 ~~((exceptions))~~ are allowed:

16 a. Permitted height. For a principal structure with a base height limit of 40  
17 feet that is subject to the pitched roof provisions of subsection 23.45.514.D, the Director may  
18 permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50  
19 feet if the increase is needed to accommodate, on an additional story, the amount of floor area  
20 lost by avoiding development within the tree protection area and the amount of floor area on the  
21 additional story is limited to the amount of floor area lost by avoiding development within the  
22 tree protection area.



1                                    b. Parking reduction. A reduction in the parking quantity required by  
2 Section 23.54.015 and the standards of Section 23.54.030 may be permitted in order to protect an  
3 exceptional tree if the reduction would result in a project that would avoid the tree protection  
4 area.

5                    B. Trees over 2 feet in diameter ((-))

6                                    1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be  
7 identified on site plans.

8                                    2. In order to protect trees over 2 feet in diameter, an applicant may request and  
9 the Director may allow modification of development standards in the same manner and to the  
10 same extent as provided for exceptional trees in subsection 25.11.070.A.

11                    Section 29. Section 25.11.080 of the Seattle Municipal Code, last amended by Ordinance  
12 123495, is amended as follows:

13 **25.11.080 Tree protection on sites undergoing development in Midrise and Commercial**  
14 **Zones**

15 The ~~((standards))~~ provisions in this Section 25.11.080 apply in Midrise and Commercial zones.

16                    A. Exceptional trees ((-))

17                                    1. If the Director determines that ~~((there is))~~ an exceptional tree is located on the  
18 lot of a proposed ~~((project))~~ development and the tree is not proposed to be preserved, the  
19 ~~((project shall go through streamlined design review as provided in Section 23.41.018 if the~~  
20 ~~project falls below the thresholds for design review established in Section 23.41.004.~~

21                                    ~~2. The))~~ Director may permit an exceptional tree to be removed only if the  
22 applicant demonstrates that protecting the tree by avoiding development in the tree protection  
23 area could not be achieved through the ~~((development standard adjustments permitted in Section~~

1 ~~23.41.018 or the~~) departures permitted in Section 23.41.012, the modifications allowed by this  
2 Section 25.11.080, a reduction in the parking requirements of Section 23.54.015, ~~((and/or))~~ or a  
3 reduction in the standards of Section 23.54.030.

4 B. Trees over 2 feet in diameter measured ((-))

5 1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be  
6 identified on site plans.

7 2. In order to protect trees over 2 feet in diameter, an applicant may request and  
8 the Director may ~~((permit))~~ allow modification of development standards in the same manner  
9 and to the same extent as provided for exceptional trees in subsection 25.11.080.A ~~((above))~~.



## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:14 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed city design review change

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**From:** Jo Ann Brockway [mailto:jabrockway@mac.com]  
**Sent:** Saturday, July 08, 2017 1:37 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed city design review change

Dear Mr. Mills,

I vehemently oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line

developments. Zero-lot line developments eliminate greenery, thus damaging the environment, and are incredibly ugly to boot. The rule change would allow such developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Yours truly,

Jo Ann Brockway  
[jabrockway@mac.com](mailto:jabrockway@mac.com)

## Ghan, Christina

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**From:** Brooke Brod <brooke.brod@gmail.com>  
**Sent:** Monday, July 10, 2017 5:14 PM  
**To:** Mills, William; Ghan, Christina; Rutzick, Lisa  
**Cc:** Johnson, Rob; Herbold, Lisa; O'Brien, Mike; Gonzalez, Lorena  
**Subject:** Design Review Program Improvement

July 10, 2017

To Whom it May Concern:

I'm glad to see that the city is taking the time to review and improve the design review program. As a private citizen who is interested in housing and development issues and have attended design review board meetings in the past I think many of the changes that are being proposed are sorely needed. I think creating a streamlined process and requiring public engagement early in the process are important improvements. That said I do share some of the concerns around ensuring quality community engagement and meaningful dialogue that others have expressed.

Overall I think the proposals for how to engage the community are moving in the right direction; however, as currently outlined these proposals are not taking into account how much planning and groundwork goes into effective community engagement and are not doing enough to ensure that developers and planners get input from a broad section of the community.

### Concern #1 - Creating Successful In-Person Events Takes More Work Than You Think

- I like the fact that this proposal requires developers to host at least one-in person event. However, in order to make sure that there is good participation from a cross section of the community, developers will need to be prepared to do some work on "turnout." People are not going to show up at a focus group or community meeting unless they know about it and have been given enough advanced notice to fit it into their schedule. In order to increase participation at events, I believe developers should be required to do two additional things:
  - **Add one additional written/electronic notification requirement that is specific to turning people out to an in-person event. For example: Developers could do a mailing or leaflets to the surrounding neighborhood specifically announcing an up-coming community forum event 2 weeks before the event.**
  - **Post a notice about the in-person event on the billboard that goes up on every lot where a development is being considered. On those public notices it should be clear how to engage with developers on the feedback.**

### Concern #2 - The Proposed Outreach Strategies Will Not Reach Enough People

- The examples shared in the proposal indicate that the DPD would accept such minimal community engagement as to not constitute engagement at all.
- In the Example Scenario listed on Page 11 an acceptable form of written communication would be dropping leaflets at **one** coffee shop a block away from the site. That tactic is not going to reach a significant number of people at all. That is not remotely in the realm of quality communication to the neighborhood.
- Additionally the example states that it would be perfectly acceptable for a developer to talk to a grand total of **two** people - a church leader and business leader. Talking to two people is not community engagement.
- The second Example Scenario listed on page 12 indicates that it would be acceptable to only notify people within a 2-blocks of a proposed site. I live in the north end of the U-District and regularly walk to business and amenities in at least a 1 mile radius from my home. I care about the buildings that are going up not just across

the street from me, but the ones that are going up 5-10 blocks away from me because I am walking, biking, or busing by those locations multiple times a week.

- To address these concerns I think the proposal needs to stipulate that:
  - **Written communication must be delivered to addresses within .5 - 1 mile radius from the proposed site.**
  - **Developers must show that they engaged a minimum of 25 - 50 people at least.**

### **Concern #3 - It's Unclear How the DPD Will Hold Developers Accountable for Quality Engagement**

- The proposal indicates that developers must show in their "documentation must, at minimum, include evidence that the outreach occurred." That does not seem sufficient guidance to ensure that the outreach done was of quality. As part of their documentation I believe that developers should provide, at minimum:
  - **Reporting on the number of people they engaged.**
  - **Reporting on the demographics of people they engaged - age, race, gender, renter/owner, etc.**
  - **A summary of the feedback they received through community engagement.**
  - **A summary of their response to the feedback they received through community engagement.**

Finally, I believe that the design review process should extend the option for an Administrative Design Review Process for developments that include affordable housing that go beyond ones that just use public funds. I think that any development that is opting into the On-Site Affordability as outlined in the MIZ/MHR process should be able to go through the ADR process. Additionally I think any developer that opts into the MFTE program and includes 2+ bedroom units should also be eligible for the ADR process.

Thank you for considering my recommendations.

Sincerely,  
Brooke Brod  
5813 17th Avenue NE Seattle 98105

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:42 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Leave Design Review as it now stands

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**From:** RHONDA [mailto:RhondaBush@comcast.net]  
**Sent:** Sunday, July 09, 2017 6:40 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Leave Design Review as it now stands

Dear Mr. Mills,

I am writing to express my very strong opinion that residents of the City of Seattle must be allowed and encouraged to participate in the process of how our city looks and functions. This city administration has taken a stand that strips from residents--both renters and home owners, their voice in how their neighborhood functions and looks. In other major cities neighborhoods are celebrated and protected, unfortunately, it seems in Seattle that developers are being given the power to determine these factors and will homogenize and destroy the character and livability of our neighborhoods. If the Department of Planning is going to allow out of scale buildings to be constructed next to single family homes, at a minimum, those living within proximity of new construction must continue to have a voice to the design of these buildings and should be protected by city leaders rather than robbed by them.

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Sincerely,  
Rhonda Bush  
206-941-2550

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:04 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Program Improvements

-----Original Message-----

From: Donn Cave [mailto:donn@avvanta.com]  
Sent: Monday, July 10, 2017 3:30 PM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: Design Review Program Improvements

Comments:

1. In the Wallingford Urban Village Design Workshop held earlier this year, design review was the 2nd most frequently mentioned area that residents singled out as needing improvement (you can confirm this by reading the extensive Notes document on Council member Rob Johnson's web page.) The "improvements" proposed here are not at all what they had in mind, though - they want more review, and more effective review, not less. The perception that our neighborhoods are increasingly "anything goes" territory has a lot to do with resistance to MHA and other proposed land use changes.
2. Changes like the way number of DR board meetings is limited, shift authority to the director, reducing the important public and independent qualities of design review. This further detracts from confidence in the process, and along with the various sensitivity trainings, I suspect it may make service on the board less attractive to skilled professionals.
3. Developments shouldn't be granted departures without public review. Requests for departures should be a factor in "complexity", for that reason. So should site grade.
4. Effective early outreach will simply lead to more widespread frustration with the process, if the opportunities for public review keep dwindling. The value of the community engagement is potentially high, but will realize that potential only if the developers have reason to fear that the community will interfere with projects that don't meet with their approval.
5. It isn't obvious why Young Adult board members are an asset. The most effective board members are the ones with the experience and skill to quickly understand design presentation materials, the real life effects of proposed designs, and neighborhood and

general design guidelines. That sounds like design professionals to me, and they should be numerous on the boards.

6. Specifically, I'm troubled by the change in 23.41.014

"Full design review process" Section D "Guideline priorities

1. Based on the concerns expressed at the early design guidance public meeting or in writing to the Design Review Board, the Board shall identify the applicable guidelines of highest priority to the ((neighborhood)) Board, referred to as the "guideline priorities". "

... where "highest priority to the neighborhood" has been changed to "highest priority to the Board". I assume that as impartial experts, the Board's priorities are programmatically imparted to them in 23.41.010 (A), which makes neighborhood design guidelines ascendent over anything else, so I have to wonder what motivated someone to change this phrasing.

Donn Cave, Wallingford

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Monday, June 12, 2017 9:01 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: SDCI- Design Review DRAFT proposal

FYI.

**From:** Brad Chamberlain [mailto:bradford.chamberlain@gmail.com]  
**Sent:** Sunday, June 11, 2017 10:10 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Fwd: SDCI- Design Review DRAFT proposal

Hi William --

Thanks to the City of Seattle for making community members aware of these proposed changes to the Design Review process. I've been a fan of the existing design review process because it has traditionally given us a means of fighting against development whose design is poor and does not fit into the context of our neighborhood. I've reviewed the proposed changes and am not vehemently against them, though I did have a few points of feedback:

\* I worry a bit about using a square footage trigger for the design review rather than (a) something based on volume (which seems to me the better measure of a building's impact on its neighborhood than square footage) and (b) something that expresses the trigger relative to the size of neighboring buildings or the lot size. I.e., I could imagine plots for which a 10,000 sq ft trigger was completely appropriate, ones for which it was way too big, and ones for which it was way too small.

\* I like the notion of having developers do early outreach to the community, though I worry about how effective it will be and wonder whether there should be someone representing the design review board or the city in the mix to serve as a mediator of sorts. Specifically, in the one case where I have had such a meeting with a developer, it didn't have the tone of a conversation so much as "I'm about to screw you, so you might as well let me know how you'd prefer to be screwed."

\* I also wonder about the effectiveness of the hybrid approach as, in my experience, the design review board has generally been far more on the developers' side of things than the public's if the public is not present to express concerns. However, if the public were able to submit written comments to the DRB in the EDR phase for their consideration, I think this could still work (and would hopefully save everybody time).

Thanks again for soliciting public input,  
-Brad

----- Forwarded message -----

**From:** Podowski, Mike <[Mike.Podowski@seattle.gov](mailto:Mike.Podowski@seattle.gov)>  
**Date:** Thu, Jun 8, 2017 at 1:31 PM  
**Subject:** SDCI- Design Review DRAFT proposal

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, June 21, 2017 3:22 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design review process

FYI

-----Original Message-----

From: Glen Clisham [mailto:glenclisham@icloud.com]  
Sent: Wednesday, June 21, 2017 3:21 PM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: Design review process

Good Afternoon-

I reviewed the proposed legislation related to the design review process and am very concerned that the high thresholds for a project to enter the design review process would result in a loss of community input on design. It is a giveaway to developers at the expense of neighborhood character. Please maintain the current thresholds of design review.

Thank you-

Glen Clisham  
206-529-7600

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:13 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Process

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**From:** E C [mailto:CVIT4@msn.com]  
**Sent:** Saturday, July 08, 2017 1:36 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Design Review Process

Mr. William Mills,

**Reject** the proposed amendments to the Land Use Code (Title 23 SMC) that will diminish the design review process currently in place.

Along with forty of my Wallingford neighbors I participated in the design review of the new townhouses at 1416 N. 46th St. We were given the opportunity to state our concerns, suggest alternatives to the proposed project, and see our recommendations incorporated into a revised design. That would not have happened if the proposed amendments were in place.

I strongly oppose these amendments because they are a continued attempt to eviscerate the role of neighborhoods in the growth of our city. The HALA committee had three directly profiting members (designers, builders, financiers, attorneys) for every neighborhood member. This bias has been born out in the the proposed Grand Bargain and MHA zoning.

The developer interests have exerted proportionally way too much power and influence already. Please don't make that power imbalance even worse.

**Retain** the Design Review Process as is.

Sincerely,

Mike Cvitkovic

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Thursday, July 06, 2017 5:33 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Comment on Land Use Code Design Review Process

**From:** Michael Cvitkovic [mailto:mwcvitkovic@gmail.com]  
**Sent:** Thursday, July 06, 2017 3:13 PM  
**Subject:** Comment on Land Use Code Design Review Process

To whom it may concern,

I'm writing to express my opposition to amendments to the Land Use Code (Title 23 SMC) that would modify the Design Review Process.

I grew up in Seattle, and I'm truly excited to see the city growing as quickly as it is. But it's imperative that the character of Seattle's neighborhoods be preserved during this growth, for the new arrivals as much as the old residents. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). The proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone will lead to an unchecked and unreviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is and, instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you very much for your time,  
Milan Cvitkovic

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:39 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: I oppose the amendments to the Land Use Code (Title 23 SMC)

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**From:** GregD [mailto:demigre@gmail.com]  
**Sent:** Sunday, July 09, 2017 12:45 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** I oppose the amendments to the Land Use Code (Title 23 SMC)

Good afternoon:

Development cannot run unchecked. I know the increase in revenue is hard to resist. There has to be a limit. The City is just letting developers get rich. The developers do not care about the neighborhoods and are ruining the environment and destroying neighborhoods. I lived in the DFW area in Texas and the massive concrete, pavement and over development created a heat bubble around the area. It was consistently hotter in the DFW area compared to surrounding suburbs. Further, we often watched rain pass around the heat bubble, further worsening our drought. The DFW water supply was just east of the area; I know our water supply is further away, but water use will increase. Speaking of water, has anyone considered how we are going to continue to supply water to residents as more people arrive. I have not heard one word about this. Again, from Texas, I know about drought. You cannot simply use more water unchecked. There has to be a limit on growth, there are only so many resources to go around.

For these and many more reasons - I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my comments.

Greg Demieville

14074 41st Ave NE

Seattle WA 98125

## Ghan, Christina

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**From:** Carl Deuker <cdeuker@gmail.com>  
**Sent:** Tuesday, June 20, 2017 2:15 PM  
**To:** Ghan, Christina  
**Subject:** Ballard resident

Dear Ms. Ghan:

I've lived on NW 62nd and 28th Ave NW for over 30 years. When we bought our home, I was a teacher in a private school and my wife was an instructional aid in Seattle schools--not exactly high income professions. In the years I've lived here, I've constantly walked my neighborhood, most often heading east toward Market Street, the post office, Ballard Avenue.

HALA stands for Housing Affordability etc. In Ballard, the new developments of the last few years have resulted in the exact opposite. Low/middle income housing is torn down; expensive housing takes its place. Adams School, our neighborhood school, at one point had 40% of its students qualify for free/reduced lunch. Working class parents. Now, Adams has a free/reduced lunch percentage of under 15%. Our block is **not** zoned multi-family, but we still routinely receive letters of inquiry from developers who would love to tear our modest 3 bedroom home down and build a 1.5 million home in its place. I don't think a teacher would be buying it. So, despite all the experts and council members and our mayor touting the great advantages of increased density, something has gone and continues to go terribly wrong for middle and low-middle income residents of Ballard.

Sincerely,  
Carl Deuker

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Web site: <http://www.members.authorsguild.net/carldeuker/>

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, July 07, 2017 4:42 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review

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**From:** Mary Pat DiLeva [mailto:catlady1@wavecable.com]  
**Sent:** Friday, July 07, 2017 4:30 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design Review

As a retired senior citizen and life-long resident of the City of Seattle I strongly oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood and my city.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

It is time for City government to remember that they work for me and the other residents of the City not just the developers.

Sincerely,

Mary Pat DiLeva

**I have decided to stick with love. Hate is too great a burden to bear. - Martin Luther King, Jr.**

## Ghan, Christina

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**From:** Podowski, Mike  
**Sent:** Thursday, June 22, 2017 4:01 PM  
**To:** Ghan, Christina; Rutzick, Lisa  
**Subject:** FW: SDCI- Design Review DRAFT proposal

FYI -



Mike Podowski  
Code Development Manager

City of Seattle [Department of Construction and Inspections](#)

P.O. Box 34019, Seattle, WA 98124-4019

P: 206.386.1988 | F: 206.233.7883 | [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)



*"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."*

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**From:** Doherty, Patrick [mailto:Patrick.Doherty@edmondswa.gov]  
**Sent:** Thursday, June 22, 2017 3:56 PM  
**To:** Podowski, Mike <Mike.Podowski@seattle.gov>  
**Subject:** RE: SDCI- Design Review DRAFT proposal

Hey Mike:

In general I think the proposed changes to the DR program are great. No need really to go into details because I read everything in detail and mostly agree.

One area that's problematic, and I've expressed this before, is the notion of the hybrid process, with EDG conducted by staff, and review(s) conducted by the DRB. I certainly understand the intention, but there's a pretty big problem to try to overcome:

As you know, in many cases the EDG meetings are the most important step in the design development/design review process. The synthesis of community issues, design review guidelines and DRB input create that special "kismet" that informs the remainder of the design development and design review process. While I am certainly not one to diminish the abilities and talents of the great DR staff, and I think that quite valuable and insightful early design guidance can be formulated by city staff, I think that splitting the EDG step away from the DRB for these projects may very likely lead to (potentially frequent) cases where the DRB feels disenfranchised and even disrespectful of the EDG when they finally get the projects presented to them for their design review(s). What I mean is that, if they perceive issues differently – or perhaps different/other important issues that were somehow overlooked or not considered important by staff – they will then feel frustrated in their review function.

While, yes, they can readily review the appropriateness of the design's response to the EDG guidance, if they either disagree with something that was given importance or have other issues important to them that they believe the design should respond to, they will take that frustration out on the process, staff and/or the applicant – which could lead to

unproductive or even confrontational meetings. I can just picture the land use attorney for a project bolting up in objection to a “new” issue raised by a DRB that they would like to see further design work on, together with the obligatory request for another design review meeting when perhaps they had expected just one-and-done!

And if they are sternly counseled NOT to bring up other issues, which I presume they might be – in order to respect the EDG process – again, they may feel disenfranchised since their professional input was not involved in such a vital part of the design development process.

I have thought a lot about whether the hybrid process could be reversed, but really that is probably even worse. Only allowing DRBs to give EDG on whatever subset of projects would go through hybrid would also be a somewhat disappointing process for the DRB members as they would never see the “fruit” of their labor – which could also disenfranchise and disappoint them.

So I don’t have a concrete solution to the problem that I believe the hybrid process will create, but perhaps it makes one question the validity or prudence of creating that process in the first place.

Let me know if this suffices to elucidate my point on this issue or whether you’d like more thoughts or more detail.

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**From:** Podowski, Mike [<mailto:Mike.Podowski@seattle.gov>]  
**Sent:** Thursday, June 08, 2017 1:32 PM  
**Cc:** Ghan, Christina; Rutzick, Lisa  
**Subject:** [BULK] SDCI- Design Review DRAFT proposal

Hello,

I am writing because you expressed interest in proposed changes to the City’s Design Review program.

This is an informal update to let you know that draft legislation is available for public review and comment on our [Design Review Program Improvements](#) webpage and in the Land Use Information Bulletin <http://web6.seattle.gov/dpd/luib/Notice.aspx?BID=1248&NID=25398>.

Comments will be open through Thursday, June 22.

Our proposed amendments to the Land Use Code (Title 23) are intended to improve the overall function of the program to enhance the efficiency and predictability of project reviews, improve dialogue amongst project stakeholders, and make the program more transparent and accessible to the public and project applicants. In addition, the changes would focus Design Review on the development projects most likely to influence the character of a neighborhood, and reduce the costs of building housing. They build upon the recommendations in a report we released in March 2016. This update is also a recommendation from the Mayor’s Housing Affordability and Livability Agenda.

Key proposals in the legislation include:

1. Simplify and raise the thresholds for projects subject to design review, switching from a variety of thresholds based on use, units, and zoning to simple square footage thresholds that respond to the complexity of a site and type of project.
2. Create a new “hybrid” process that allows one phase of design review to be handled administratively and the remainder by the design review board.
3. Require that all applicants for projects going through design review conduct outreach to the communities near their projects before they begin design review.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:09 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Land use  
**Attachments:** land use.docx

**From:** Steve Dunphy [mailto:shdunphy@comcast.net]  
**Sent:** Friday, July 07, 2017 10:15 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Burgess, Tim <Tim.Burgess@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>  
**Subject:** Land use

I have lived in a single-family home in the Eastlake neighborhood for the past 40 years and to think that some developer can put up a four-story box next to my property without any design review is continue to make Seattle a design waste land.

As a result I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer and the community. The proposed changes drastically reduce the involvement of residents, creating an imbalance. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing and commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). This, combined with the proposed Grand Bargain HALA MHA up-zones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Steve Dunphy  
2009 Franklin Ave. E.  
Seattle, WA 98102

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, July 07, 2017 2:54 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design review comments

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**From:** Malaika M. Eaton [mailto:malaikameaton@gmail.com]  
**Sent:** Friday, July 07, 2017 2:40 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design review comments

Dear Mr. Mills:

*I am submitting comments regarding the proposed changes to the design review process. I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

Sincerely,

Malaika Eaton

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:33 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Streamlined design review process...

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**From:** Ayman El-Khashab [mailto:aymanme@msn.com]  
**Sent:** Sunday, July 09, 2017 12:24 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Streamlined design review process...

I oppose the streamlined design review process.. . As a home owner of a classic craftsman that now sits in the shadow of a condo.

Removing or subverting the neighbors and neighborhood voice from the process enables too many \*unchecked\* departures lax setbacks, and loophole manipulation. The city should enforce the design guidelines and place the burden on the developer to sort out more reasonable ways of achieving goals in line with community expectations.

Get [Outlook for Android](#)

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:10 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Public Comment on the Design Review Program Improvements

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**From:** Frank Fay [mailto:frank.k.fay@gmail.com]  
**Sent:** Monday, July 10, 2017 5:00 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Public Comment on the Design Review Program Improvements

To: William Mills, Land Use Planner Supervisor, SDCI

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposed changes to process priorities and to stakeholder definitions. I support retaining the design review process with the highest priorities for the neighborhood and the neighborhood design guidelines. I support retaining clear and straightforward stakeholder definitions such as “developers” instead of the unclear terms in the proposal.

I support retaining the existing scope requirements for design review. With increased housing density, there is more need for design review for small projects to fit in with the neighborhood.

I oppose transferring authority from the Design Review Boards to the Director. The Design Review Boards need to remain independent, and attractive to the professionals who volunteer their time.

I oppose Granting departures from design guidelines without public review.

Regards,  
Frank Fay

1507 N 39th Street  
Seattle, WA 98103

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:29 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Process Improvements

-----Original Message-----

From: Rob Fellows [mailto:rob.fellows@mac.com]  
Sent: Monday, July 10, 2017 10:02 PM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: Design Review Process Improvements

For volunteers in the community, it has been difficult to meet short review deadlines this summer. I have not had the time to review in as much detail as I'd hoped, so these quick comments are very high level. I hope you will give them some consideration.

There are several recommendations I strongly support, especially the directive to reach out to neighbors and neighborhood groups. In my experience this practice is already followed by the best developers, and almost always results in a better project, improved acceptance of the project by neighbors, or both.

I also agree that there is very little added through the public discussion of massing. This discussion is almost exclusively about what the developer is entitled to do within code. It would be best if any "hybrid" process includes some paper overview by the design review board rather than a hearing, because my gut tells me the administrative review will only consider entitlements and consistency with guidelines, and might miss win-win opportunities that can come from involvement of the design review board.

My main reason for writing is to object to changing the thresholds for design review. In my experience, the worst land use offenders are those already not subject to design review. There are exceptions, but in most cases the projects done by professional designers and developers that go to design review are not the ones needing review the most.

The problems we see in neighborhoods come from the fly-by-night make-a-quick-buck-before-the-bubble-bursts types, who fly under the design review radar. Increasing the size thresholds for design review would not help with this.

Has any consideration been given to giving a break to developers and designers with a proven track record for high quality design? Complaints, surveys, and design review board post-project evaluations could form the basis for this evaluation. This has the same potential to reduce costs for low-risk designers (especially when coupled with neighborhood input), but without increasing the risk of bad development being foisted on neighborhoods without review, and without giving bad developers a free pass to do their job.

We are in the middle of a developer gold rush, and all types of fly-by-night LLCs are being formed for a single project, then dissolving before facing warrantees. Seattle should give the good developers a break, but take a hard line for design quality especially when growth pressures are strongest. If that stresses the budget, then that's a cost developers should be prepared to shoulder. They are beating the door down to be here, and we need to use our new leverage to get the outcomes we deserve.

Thanks for the opportunity to comment, and I hope you will consider a merit-based approach rather than simply writing off design review for all but the largest project.

Rob Fellows

115 N 84th St.

I am the President of the Greenwood Community Council, but am writing only for myself.

## Ghan, Christina

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**From:** mark a. foltz <markafoltz@alum.mit.edu>  
**Sent:** Sunday, July 09, 2017 11:05 PM  
**To:** Mills, William  
**Cc:** Ghan, Christina; Rutzick, Lisa; Johnson, Rob; O'Brien, Mike; Herbold, Lisa; Gonzalez, Lorena  
**Subject:** Design Review Program Improvements - Public Comments

Seattle Department of Construction and Inspections  
Design Review Program Improvements

<http://www.seattle.gov/dpd/codesrules/changestocode/designreviewprogramimprovements/whatwhy/default.htm>

July 9, 2017

Mr. Mills,

I would like to provide comments on the proposed changes to Design Review in Seattle's Master Use Permitting process.

In neighborhoods like Wallingford, private developers exert almost complete control over the quality and character of the built form of new construction and its interface with the public realm. Developers require checks and balances by residents and professionals to ensure that projects are assets to the neighborhood that add aesthetic and social value, promote sustainability, and improve walkability.

With this in mind, I support streamlining the process along the lines suggested with the following amendments made:

### **Projects in Urban Village Pedestrian Overlays must be complex.**

Projects in pedestrian overlays ('P' suffix zoning) should be classified as complex. Pedestrian districts are the backbone of walkability in our urban villages and require additional scrutiny for how the project will interface with the public realm. Administrative review is not sufficient.

### **Some projects adjacent to greenways and protected bike lanes must go through full review.**

Projects that are adjacent to greenways or protected bicycle facilities (currently constructed or in the Bike Master Plan) and adding new motor vehicle egress must be scrutinized and revised. New motor vehicle egress should be disallowed in these scenarios as they are at odds with the goal of a safe and protected network of walkable and bikeable streets. Design review is the only mechanism we have to enforce this.

### **Allow neighborhoods to encourage quality projects with administrative review.**

Through an engagement process with the public and with neighborhood groups (such as Welcoming Wallingford and the Wallingford Community Council), the city should allow neighborhoods to define criteria that would allow some 'hybrid' projects to opt into administrative review in exchange for public benefits. These criteria could include some combination of:

- Project requires no departures from urban design guidelines.
- Project chooses 'performance' option for MHA-R or opts into MFTE.
- Project includes family sized housing, child care, public space, or space programmed for the arts, non-profits or community groups.
- Project minimizes or eliminates carbon footprint of construction and occupancy, uses cross laminated timber, or adopts other advanced sustainability technologies.

These are just examples; the exact criteria would need to be defined through an open public engagement process (similar to crafting Urban Design Guidelines).

**Early engagement is poorly thought out and insufficient.**

There are many problems with the current public input process. Public input at meetings is mostly from homeowners who are upset about the height of new buildings or parking, neither of which are in scope for design review. The meetings are held late at night during weekdays, which is challenging for people with kids or evening commitments. The presentations are technical and people from marginalized communities are unlikely to have time to become versed in the lingo. In addition, design review presentations are not translated and are not accessible to visually or hearing impaired individuals.

The proposed “solution” is to outsource it: have the developer talk to a couple of people in the neighborhood, post on a random Facebook page and post some flyers to show “early engagement.” This does not solve any of the problems outlined above.

Scrap the entire early engagement part of the proposal. Instead, have SDCI and the design review boards partner with the Renter’s Commission and the Community Involvement Commission to engage with impacted communities in an authentic way and learn what they actually care about when new buildings go up in their neighborhood, and what public benefits they seek. Then figure out the best way to solicit feedback on individual projects.

For the broader design community in Seattle, consider partnering with the excellent [Seattle In Progress](#) website to enable a complete feedback loop. This site is a much better interface to project data than the poorly organized and cryptic SDCI site. Through SIP, users could annotate presentations, submit comments, view comments others have written and have developers provide public responses if they choose.

Thank you for your time and I look forward to providing further input as this proposal matures from its current state.

Mark A. Foltz  
Welcoming Wallingford  
3635 Burke Ave N.  
Seattle, WA 98103  
[markafoltz@alum.mit.edu](mailto:markafoltz@alum.mit.edu)

*CC: Christina Ghan (DCI), Lisa Rutzick (DCI), PLUZ Committee (CM Johnson, CM O'Brien, CM Herbold, CM González)*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:36 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Notice of Land Use

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**From:** Darrell Gibson [mailto:digibson@me.com]  
**Sent:** Sunday, July 09, 2017 11:25 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Herbold, Lisa <Lisa.Herbold@seattle.gov>  
**Subject:** Notice of Land Use

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too

many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my comments.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:38 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Notice of Land Use

-----Original Message-----

From: Ginger Gibson [mailto:ginger.gibson@comcast.net]  
Sent: Sunday, July 09, 2017 12:32 PM  
To: Mills, William <William.Mills@seattle.gov>  
Cc: Herbold, Lisa <Lisa.Herbold@seattle.gov>  
Subject: Notice of Land Use

Dear Mr. Mills,

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for your consideration in this matter.

Sincerely,

Ginger Gibson  
416 Wheeler Street  
Seattle, WA 98109

## Ghan, Christina

---

**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:32 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Changes Comments  
**Attachments:** SDCIDesignReviewChanges-DGComments.pdf

I think this is the last of these.

**From:** Dylan Glosecki [mailto:dylan.glosecki@gmail.com]  
**Sent:** Monday, July 10, 2017 11:35 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design Review Changes Comments

Hello William

I recently reviewed the proposed design review changes with several architect colleagues. The attached comments are my own, but I am voicing a few opinions of my colleagues as well. I have worked on multifamily in Seattle for 10 years and been through several design review processes. Thanks for your efforts at bettering our DR process.

Dylan Glosecki  
Architect

Dylan Glosecki Comments - Final  
10 July 2017

## Proposal Item 1B

### Complex Site Characteristics

- Make administrative rule so that complex site characteristics can be more easily changed and updated.
- Create more areas with “character structures” in addition to Pike/Pine. Old Ballard Ave, Fremont, The Ave in the U District, for instance.

## Proposal Item 1C

### Administrative Design Review (ADR)

- Utilize group meetings of SDCI planners to review significant project issues on projects going through ADR.

### Hybrid Process

- Concerns regarding proposed order of administrative EDG and full board Recommendation meetings. Design Review Board and public will not be able to provide input and guidance to design team in early stages of project if EDG conducted administratively. If Board review and public meeting held for EDG, Board and public could provide guidance for planner reviewing project administratively during DR meeting. Any departure requests could still be determined by Board after DR via remote communication.
- In contrast, comments also made in favor of proposed order, pointing out that planners are trained and experienced at ensuring buildings meet Land Use requirements and design guidelines. Define process for administrative guidance on requested departures at EDG that strongly discourages Board from denying departures previously received in a positive manner at administrative EDG.
- Ensure departures still granted by Board, even during administrative review, but do not require project seeking departures to go through Full Design Review - find other means for Board to approve. Allowing departures to trigger Full Design Review will discourage departures, which often create better design and allow more appropriate contextual fit into neighborhood.

### Affordable Housing

- Define affordable housing. Below 60% AMI, for instance.
- Support incentivizing affordable housing, concerned about design quality of projects if do not go through design review. Is ADR unfair to affordable housing communities? Does ADR impart a lower level of care than full Design Review?
- Question statement that “affordable housing projects are typically held to higher standard of design.”

- Recommend priority scheduling as an option to incentivize. Perhaps (1) or (2) slots per month remain open for projects meeting priority scheduling requirements. Or emeritus Board members called upon for affordable housing reviews.

#### Proposal Item 2

##### Early Outreach

- Define focus group. Ensure includes neighbors.
- If established group like Central Area LURC, or Capitol Hill's PPUNC exists in area of project, require engagement as "In Person" strategy.
- Acknowledge benefit of developer-neighbor dialogue and communication, yet concerns regarding additional level of bureaucracy, hardship and cost imposed by requirement.

#### Proposal Item 3B

- Support idea of increasing number of Board members to facilitate ability to obtain quorum.
- Recommend Board member removal after (2) absences.
- Encourage greater local, small business representation on Board.

#### Other Recommendations

- Support dedicated note taker.
- Simplify packet requirements and better define. Encourage concise package to focus on important issues and reduce time demand on Board members for packet review.

## Ghan, Christina

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**From:** Rutzick, Lisa  
**Sent:** Wednesday, June 21, 2017 3:37 PM  
**To:** Andrew Haas  
**Cc:** Ikstrums, Erika; Ghan, Christina  
**Subject:** RE: add a date in August

Thanks Andrew. I will forward your comments to Christina, who is tracking all comments submitted.

---

**From:** Andrew Haas [mailto:andrewdhaas@hotmail.com]  
**Sent:** Wednesday, June 21, 2017 2:34 PM  
**To:** Sarah Saviskas <sarahgetengaged@gmail.com>; Barbara Busetti <b@allied8.com>; Curtis Bigelow <Curtisb@nkarch.com>; Kenny Pleasant <kenny@globalinvestorsolutions.com>; Melissa Alexander <MAlexander@nbbj.com>; Rutzick, Lisa <Lisa.Rutzick@seattle.gov>  
**Cc:** Ikstrums, Erika <Erika.Ikstrums@seattle.gov>  
**Subject:** Re: add a date in August

I can make a meeting on August 16th.

On a different note, I am very concerned about the proposed changes to the design review thresholds and affordable housing exemption from design review. Based on my read, nearly every project the Board has reviewed this year would fall short of the threshold for full design review. The average parcel size in Pike Pine is 6,000-12,000ft<sup>2</sup>. The size criteria for complex projects is 1 ac or 240 ft of street frontage! This is a full block and 3-6 times the size of the average parcel. The only remaining parcel in Pike Pine that meets that size threshold is the Richmark building. Yes, there are other criteria that would bring sites with character structures or on zone margins into the review process, but many (most) would not meet them.

Please send comments. I think they are due by close of business tomorrow. Lisa and Erika, please confirm.

Thanks,

Andrew

---

**From:** Sarah Saviskas <sarahgetengaged@gmail.com>  
**Sent:** Wednesday, June 21, 2017 12:14 PM  
**To:** Andrew Haas; Barbara Busetti; Curtis Bigelow; Kenny Pleasant; Melissa Alexander; Rutzick, Lisa

**Cc:** Ikstrums, Erika

**Subject:** Re: add a date in August

That date works for me.

On Wed, Jun 21, 2017 at 12:09 PM Rutzick, Lisa <[Lisa.Rutzick@seattle.gov](mailto:Lisa.Rutzick@seattle.gov)> wrote:

Hi East Board,

Would it be possible to add August 16<sup>th</sup> to your calendar for August? Please let us know as soon as possible – thank you!

Lisa

**Lisa Rutzick** | Design Review Program Manager | Seattle Department of Construction & Inspections | City of Seattle | 206.386.9049

As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities.

## Ghan, Christina

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**From:** Andrew Haas <andrewdhaas@hotmail.com>  
**Sent:** Thursday, June 22, 2017 2:55 PM  
**To:** Mills, William  
**Cc:** Rutzick, Lisa; Ghan, Christina; Kenny Pleasant; Melissa Alexander; Barbara Busetti; Curtis Bigelow; Sarah Saviskas  
**Subject:** Comment on proposed designed review legislation  
**Attachments:** AHcomments\_DRB\_proposed\_legislation.pdf

Hi William,

Here are my comments regarding the proposed amendments to the landuse code governing the design review process.

Sincerely,  
Andrew Haas

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**From:** Ikstrums, Erika <Erika.Ikstrums@seattle.gov>  
**Sent:** Wednesday, June 14, 2017 7:53 AM  
**To:** Anjali Grant; Belinda Bail; Bradley Calvert; Grace Leong; JP Emery; Andrew Haas; Barbara Busetti; Curtis Bigelow; Kenny Pleasant; Melissa Alexander; Sara Saviskas; Anita Jeerage; Brian Bishop; Eric Blank; James Marria; Hurley, Joesph; Chris Bell; Dale Kutzera; Emily McNichols (emily@grouparch.com); Keith Walzak; Marc Angelillo; Carey Dagliano-Holmes; Charles Romero; David Sauvion; Julian Weber; Sharon Khosla; alexandra Moravec; Crystal Loya; Don Caffrey; Matt Zinski; Robin Murphy; Brian Walters; Christine Harrington; Homero Nishiwaki; Patreese Martin; Stephen Porter  
**Subject:** Follow-up from All Board Meeting

Hello All,

Following up on our recent All Board meeting a few weeks ago, please see the message below with links to the proposed design review program updates:

This is an informal update to let you know that draft legislation is available for public review and comment on our <http://www.seattle.gov/dpd/codesrules/changestocode/designreviewprogramimprovements/whatwhy/default.htm> Design Review webpage and in the Land Use Information Bulletin <http://web6.seattle.gov/dpd/luib/Notice.aspx?BID=1248&NID=25398>.

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## NOTICE OF LAND USE CODE TEXT AMENDMENTS RELATED TO DESIGN ...

web6.seattle.gov

notice of land use code text amendments related to design review and determination of non-significance

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## Design Review Program Improvements - What & Why - Seattle ...

www.seattle.gov

What & Why; Get Involved; Project Documents; Background; What's Happening Now? On June 8, 2017, we released draft recommendations and an environmental (SEPA ...

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Comments will be open through Thursday, June 22.

Our proposed amendments to the Land Use Code (Title 23) are intended to improve the overall function of the program to enhance the efficiency and predictability of project reviews, improve dialogue amongst project stakeholders, and make the program more transparent and accessible to the public and project applicants. In addition, the changes would focus Design Review on the development projects most likely to influence the character of a neighborhood, and reduce the costs of building housing. They build upon the recommendations in a report we released in March 2016. This update is also a recommendation from the Mayor's Housing Affordability and Livability Agenda.

Key proposals in the legislation include:

1. Simplify and raise the thresholds for projects subject to design review, switching from a variety of thresholds based on use, units, and zoning to simple square footage thresholds that respond to the complexity of a site and type of project.
2. Create a new "hybrid" process that allows one phase of design review to be handled administratively and the remainder by the design review board.
3. Require that all applicants for projects going through design review conduct outreach to the communities near their projects before they begin design review.

The legislation would also modify the composition of design review boards, eliminate the streamlined administrative design review process, modify the review process for exceptional trees in Title 25, and update and clarify other provisions related to design review.

We anticipate making final recommendations to the Mayor later in 2017.

An environmental (SEPA) decision on the draft legislation is also available. This decision is subject to a comment and appeal period that runs until June 29. Please submit comments on the proposal and the environmental decision to:

City of Seattle, Seattle DCI

Attn: William Mills

P.O. Box 94788

Seattle, WA 98124-7088

[william.mills@seattle.gov](mailto:william.mills@seattle.gov)

If you have questions regarding the proposed code amendments please contact Christina Ghan at (206) 233-3749 or [christina.ghan@seattle.gov](mailto:christina.ghan@seattle.gov), Lisa Rutzick at (206) 386-9049 or [lisa.rutzick@seattle.gov](mailto:lisa.rutzick@seattle.gov).



Erika Ikstrums  
Administrative Specialist, Design Review Program  
City of Seattle [Department of Construction and Inspections](#)  
P.O. Box 34019, Seattle, WA 98124-4019  
P: 206.684.3160 | [Erika.Ikstrums@Seattle.gov](mailto:Erika.Ikstrums@Seattle.gov)

Dear Mr. Mills,

June 22, 2017

The design review process can be unpredictable for developers and slow. While adjustments are needed to streamline the process as one tool for addressing the housing affordability crisis, the proposed legislation cuts too deeply into the heart of a program that has been successful in providing a community voice to development and promoting thoughtful design consistent with neighborhood design guidelines. Without a strong design review process, short-term profit maximization will be the primary driver of design, the City will become increasingly generic, and the attributes that make Seattle neighborhoods desirable places to live will be diminished.

I have the following four concerns and recommendations:

- 1.) The scale threshold for "complex" projects (lot size of 43,000 ft<sup>2</sup>, 250 ft of street frontage) is way too high. Reduce lot size threshold criteria to 10,000 ft<sup>2</sup> and/or street frontage to 120 ft. A threshold at this lower level will incentive smaller footprint development more consistent with neighborhood rhythms and precedent.
- 2.) Large affordable housing projects (i.e., 12<sup>th</sup> Ave Arts) should go through the hybrid process rather than administrative path given their large impact on neighborhoods. I suggest a 10,000 ft<sup>2</sup> and/or street frontage of 120 ft threshold. It is essential to have community input on the design of projects built with taxpayer dollars. If there is an issue with grant funding timing on a specific project, then allow flexibility for the Director to make a determination to send a project through the administrative path instead. Identify specific criteria and documentation for this decision. Good design is an essential element of successful affordable housing projects and community support for building more of them.
- 3.) Early community outreach should focus on gathering information to address community desires and concerns regarding a project, not design review. It should include multiple neighborhood groups and adjacent property owners, not just one group. It should also include Historic Seattle and Capitol Hill Historical Society when a character structure is involved. The current process of early community outreach on Capitol Hill is not working because one neighborhood group is acting as if it is the East Design Review Board. This group's recommendation regarding design alternatives is often at odds with the Board's and other neighborhood groups, resulting in frustration by the applicant, the Board, and the broader community.
- 4.) The "special characteristics" threshold criteria for "complex" sites should be expanded to include all sites with a potentially landmark-eligible building. The proposed criteria threshold excludes the many character structures located outside the Pike Pine Conservation District.

Table 1 includes a summary of lot size and street frontage of recent and potential development sites on Capitol Hill. Several projects that would meet the threshold of a "complex" project based on the presence of a character structure are included to illustrate the scale of recent projects relative to the proposed scale threshold. Your analysis appears to greatly underestimate the impact of the proposed legislative changes on design review for projects within the East District.

Table 1: Analysis of Scale Threshold for Design Review on Capitol Hill

Site Name	Address	Parcel	Lot Size (ft <sup>2</sup> )	Street Frontage (ft)	Character S. or Landmark
Value Village	1525 11 <sup>th</sup> Ave	6003500420	20,000	180	Y
Broadway Post Office	101 Broadway	6003002110	8,000	180	N
Annapurna	1831 Broadway	6003001310	7,680	180	N
B&O	Belmont and Olive	6848200735	8,800	214	N
Onyx Condos	1125 Olive	6395500000	14,500	240	N
Formerly Esker	1208 Pine	0660002490	10,470	120	N
QFC on 15 <sup>th</sup> (including parking lot but not parcel to the north)	416 15 <sup>th</sup> Ave E	4232400655	27,000	225	N
Rione, Wandering Goose, Vacilando, Barbershop	409 15 <sup>th</sup> Ave E	3303700190	9,155	190	N
Modera Apt	1433 11 <sup>th</sup> Ave	6003500075	20,000	165	N
Beryl Apartments	1100 E Pike	6003500280	5,832	152	Y
Reo Flats	1515 14 <sup>th</sup> Ave	6003000245	20,475	158	Y
Taco Time	1420 E Madison	1728800075	12,266	206	N
Baskin Robbins	324 Broadway	6850700025	5,822	152	N
Dicks Drive-in	113 Broadway	6003002095	14,400	120	N
Shell Station	1502 Broadway	6003000410	11,200	211	N
Pine and Minor Apts	1525 Minor	0660001905	14,454	165	N
Bayside Motor Apartments	601 E Pike	8804900340	9,000	190	N
Pike Flats (95 Slide)	722 E Pike	6003000530	6,431	160	Y

Sincerely,  
Andrew Haas

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:37 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: No to Proposed Design Review Changes

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**From:** Tony Hacker [mailto:tonyhackerphd@gmail.com]  
**Sent:** Sunday, July 09, 2017 11:59 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** No to Proposed Design Review Changes

I am a 40-year Seattle resident who has first-hand experience with the Design Review process. A massive 144,000 square foot commercial development has been proposed across the street from my home, located in a residentially zoned area in Central Seattle. While the current DR process is cumbersome, time-consuming and expensive in order for the public to get the City to hear the public's comments, the proposed changes to the Design Review process would result in significant deterioration of an already challenging process. Therefore, **I strongly oppose the amendments to the Land Use Code (Title 23 SMC) intended to modify the Design Review process.**

The Design Review Process is meant to bring three perspectives together: the developer, the City, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input from developers, leaving the City with much more input from applicants and far less from the community that will be directly impacted by proposed developments.

My personal experience exemplifies the already significant challenges: In our neighborhood we have spent 3000 hours, 10's of thousands of community-donated dollars and almost 16 months just to get the City to listen to our valid concerns about one particular development.

Developers should not have more power, while the public has less. This is precisely what the proposed DR amendments would accomplish. Without the checks and balances of design review having *more, not less inclusive* public input, growth **will** destroy neighborhoods. This would be a travesty, hastening the transition of Seattle being the Emerald City of trees and greenery to the Emerald City of money. It is only through the public's inclusion in the process that the character and quality of neighborhoods can be strengthened, and include the urgent addition of more affordable housing **in local neighborhoods** while making sure that commercial spaces are appropriately-sized for the neighborhoods. This addresses the catastrophic emergency of homelessness and the neighborhood displacement of people of color and those with fewer economic opportunities.

I adamantly oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). Living in Seattle, I believe this, combined with the proposed Grand Bargain HALA MHA upzones, along with the new zoning definitions for almost all residential zones and neighborhood commercial zones, will continue our descent into the redevelopment frenzy happening throughout the metro area.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, the proposed rule change would allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This is not some abstract idea: it is almost exactly what is happening across the street from my modest, once-affordable home. I implore you to help prevent these rule changes from occurring. I don't want one more person to have to experience first-hand the demoralizing and painful process that is present-day, nearly un-checked development in Seattle.

**Please leave the Design Process as is.** More important than changing the Design Review Process would be for Council and the Mayor to direct the city to start enforcing design guidelines. Again, I have seen first-hand how too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited because SDCI is not backed up by Council or the Mayor to enforce the already existing guidelines and codes.

Thank you for considering my plea for keeping and helping to enforce the existing Design Guideline process.

Respectfully submitted,

Tony Hacker

515 30<sup>th</sup> Ave E, Seattle 98112

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Thursday, June 22, 2017 5:04 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Program Changes

**From:** Matthew C Hagen [mailto:matt@matthagen.org]  
**Sent:** Thursday, June 22, 2017 5:02 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design Review Program Changes

Hi,

I am writing half as a citizen and half as a registered architect who has participated in design review from both perspectives. I reviewed the draft report ([http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/p3276891.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p3276891.pdf)) and wanted to provide you with some comments from my perspective.

Overall the proposal is heading in the correct direction. I think the city has thoughtfully tried to address the problems and maintain the goal of producing a better urban fabric. Please note the positives and negatives listed below.

### Positives

- **Procedural Change / Two Way Dialog:** The Procedural change that allows for the presenter to offer feedback to the Design Board questions during presentation will make the process more informative for everyone at the meetings
- **Hybrid Process:** The Hybrid process is a great way to streamline small projects and still include the Design Review Board.
- **Proposed Threshold Changes:** The proposed changes to the threshold for all reviews are well thought out. The team of people who took time looking at this deserve credit.

### Negatives

- **Project Threshold (in regards to community confusion):** One page 7 and 10 of the report, there is a comment that the community is confused on what projects fall under the purview of the Design Review Program. While I am happy for simplification of the process, buildings and development will always be complicated and trying to over simplify the process so the community has a clear understanding might not be a realistically achievable goal without some greater losses for development.
- **Institutional Uses:** Including institutional uses into the Design Review Process will likely not provide any real benefits to their development. Community Centers, Libraries, and non k-12 schools include some of our city's better buildings and including more process to these organizations will only slow down and cost more for no substantial benefit.

- **Affordable Housing:** I acknowledge that we have a housing problem and we need to streamline the design process for affordable housing, I would like to voice my hesitation that they are removed from the design review process as these building will be with us longer than our current crisis. It might be wise to include some less intensive design review (Hybrid) to ensure we are maintaining a well built and designed housing stock.
- **Early Community Outreach:** This is the worst part of the whole proposal. Creating a new requirements for designers and developers to reach out to the community in order to get feedback will not produce tangible results. It should not be the designer and developers responsibility to make sure the community is paying attention to developments around them. It also is not the City's responsibility to determine what method of solicitation should be used based on some arbitrary feeling from City officials. This entire process will create less clarity for development, higher costs, and more administration of an already overburdened Department of Development and Inspection. Their may be a slight uptick in community involvement, but the results will likely be far from the intent of this item.
- **Board Members Compensation:** The board members should received some level of payment for the time that they put into the design review board. The process of reviewing projects is a thankless task and paying people for their time would have a far more significant impact to entice good community members to participation in the process. As an Architect in Capitol Hill, I have considered many time to be part of this process, but just can't justify the hours of time that goes into it without compensation.

Thanks,

Matthew C Hagen, AIA

1305 E Denny Way Apt 101  
Seattle, WA 98122

Peggy Hanson  
1112 N 42<sup>nd</sup> St  
Seattle, WA 98103  
[Peggy\\_g\\_hanson@yahoo.com](mailto:Peggy_g_hanson@yahoo.com)  
206-633-5128

July 7, 2017

City of Seattle, SDCI  
Attn: William Mills  
PO Box 94788  
Seattle, WA 98124-7088

Dear Mr. Mills:

I am against the proposed amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

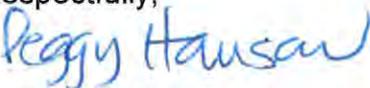
When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing.

This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for your attention to this important issue that will affect Seattle for a long, long time.

Respectfully,

  
Peggy Hanson

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Monday, June 19, 2017 9:17 AM  
**To:** Ghan, Christina  
**Subject:** FW: Feedback on proposed Design Review amendments

FYI

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**From:** Myer Harrell [mailto:myerharrell@hotmail.com]  
**Sent:** Monday, June 19, 2017 8:58 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Rutzick, Lisa <Lisa.Rutzick@seattle.gov>  
**Subject:** Feedback on proposed Design Review amendments

Mr. Mills,

I am writing to provide feedback on the proposed Design Review amendments. First, about me: I have interfaced with the Design Review program in a number of ways. I attended meetings as an interested member of the public, I was a Get Engaged board member, a board member for two 2-year terms (including board chair for one year), and I have been a project applicant and presented to the board in that role. I attended the U-district open house held in 2015 for Design Review program modifications, and provided written feedback on the 2016 recommendations.

In general I am very pleased with the proposed amendments, and I appreciate the immense amount of work that has been done to improve a complex program with so many different stakeholders. I have a few specific areas for feedback (referencing the report *titled Director's Report and Recommendation: Design Review Program Improvements:*

*SEPA Draft*):

- 1. B. Project Complexity (23.41.004). Scale consideration of street lot line. I think SDCI should consider a shorter street lot line length to classify a project as "complex." 200' seems long enough to require major modulation moves in massing to break down the scale for the pedestrian experience and avoid monolithic development. Looking at an example in the appendix, a 150,000 SF, 7-story mixed use apartment building located on a typical size lot in the middle of a mixed-use highly dense area would be eligible to be reviewed under the Hybrid model because it is not considered a "complex" project. With no massing modulation, and assuming a 100' deep lot, this would be an approximately 215' long project at the street. My gut feeling and experience says that this example is a "complex" project based

on Scale, better served by Full Design Review. **I propose a 200' street lot line instead of 250' as the threshold for "complex" development in the Scale category.**

- 1. C. Increase Administrative Reviews – New Hybrid Process (23.41.004 and 23.41.016). I am someone who, in 2015, felt that board and public input was better suited for EDG, probably contributing to the “mixed input” as to which stage – EDG or Recommendation – should be administrative in the hybrid model. I now see the benefits of the version proposed here (DRB input at a public meeting at the Recommendation phase). Design Review Boards have historically not been very good at assigning a consistent and reasonable number of "high-priority" guidelines to projects (some projects end up with dozens of guidelines that are all considered high-priority, which goes against the definition of “high priority”). As a result, the Recommendation phase is often made unnecessarily difficult by the applicant feeling they need to respond to every “high priority” guideline, and the board either hurriedly running through a laundry list of guidelines, or not discussing the guidelines at all in deliberation. I see a great opportunity to improve the process (for boards, for the applicant, and for the city to know that the guidelines are a meaningful part of Design Review): **In the hybrid process, the land use planners at should strive to apply consistency and restraint on which guidelines are considered high-priority for the project in EDG. Then, the DRB would have a more useful structure of appropriate guidelines on which to conduct their review during Recommendation.**
- D. Other Thresholds Changes (23.41.004 and 23.41.018) – Affordable Housing. I think this is a great idea to incentivize affordable housing through perhaps a quicker path through MUP. However, **I think the proposal needs further definition on what constitutes “affordable housing projects with public funding”**. The example given in the appendix (A 50,000SF, 5-story apartment building with all units providing publicly funded affordable housing) is clear, but the formal recommendation is less clear without a threshold for type or proportion. Does affordable housing in this case relate to a specific AMI range? Does public funding mean it must be through a public housing authority, or can private developers also participate? Do tax credits and exemptions, e.g. LIHTC, or participation in MFTE, qualify as public funding? And, what is the fewest number of units in a multifamily building that can be affordable and the project qualify for ADR?

**Consider this administrative path as an incentive for projects that choose to provide the on-site affordable housing through the new MHA zoning.** One concern that I have since the HALA “grand bargain” was announced ( I think is shared now among many affordable housing advocates) is that very few new developments subject to new MHA zoning will provide affordable units on site – many, if not most, will provide payment in-lieu. This expediting of the entitlement process could be an incentive to housing developers to provide more on-site affordable units. More affordable units built on site would be a valuable way to provide more equitable affordable housing, that is more geographically spread throughout the city and associated with market rate development.

- 2. Early Community Outreach (23.41.014, 23.41.015, and 23.41.016). I am impressed and excited about the development of this particular recommendation since the 2016 proposed amendments; I feel it has added the necessary specificity to be a meaningful additional requirement. **I recommend careful tracking of the methods used and the relative success of each early community outreach effort, as data points for the evaluation after two years of implementation** – it seems that this is one of the amendments to the process that might see the most need for adjustments and refinements at the 2-year mark.
  
- E. Board Meeting Limits (23.41.008). In the case where the applicant has met the limit on the number of the meetings, and *the SDCI Director would have the authority to require an additional Board meeting under the following circumstances:*
  - *the Board needs more time for deliberation due to the size and complexity of the project;*
  - *the Board needs more time for deliberation due to the amount and content of public comment; or*
  - *an applicant insufficiently responds to previous Board direction.*

...it is currently unclear how this works procedurally. Will the board chair state that the meeting limit has been met, and the need for another meeting will be evaluated later, or would this call be made in the DRB Recommendation meeting to give the applicant fair expectation of the path forward? In the latter case it wouldn't be the SDCI director making the decision to require another meeting; it would be the board chair or planner. **Some additional clarity on the new procedure around board meeting limits would be helpful.** Also, does SDCI have data on how many projects currently *do not* propose development standard departures? Does SDCI have a prediction as to whether this proposed meeting limit may influence applicants to remove departures that they would otherwise seek (and is this the intent of the new rule)?

Thank you for the opportunity to provide input on the proposed amendments. I'm happy to discuss any of my points above if they need clarification.

Kind regards,  
Myer Harrell

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, July 05, 2017 5:47 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: DRB ordinance comments language

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**From:** Dave Heater [mailto:daveh@ankrommoisan.com]  
**Sent:** Wednesday, July 05, 2017 5:45 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Dave Heater <daveh@ankrommoisan.com>  
**Subject:** DRB ordinance comments language

**Hi William-** After our firm reviewed the proposed changes to the DRB ordinance we have the following comments:

- 3.51.030 We support the participation of young adult 'Get Engaged' members on the boards but suggest that they not have voting rights on the board's decisions. We have observed the participants of this program do not always understand the weight or impact of their opinions on the applicants.
- 23.41.004 We support the increase in thresholds for full design review and the new process for administrative, hybrid, or full design review.
- 23.41.008 We suggest that if a project does not request departures, that the number of maximum meetings for EDG and REC be 1,1 respectively.
- 23.41.008 We believe that 'general business interest' is a critical member of the board and we do not think that it should be interchangeable with a member of a landscape profession.
- 23.41.012 We believe that it is in the best interest of the city to allow departures to parking and loading standards (allowing for modification after consideration by a traffic engineer), solid waste storage and access, (based on dialogue with the collector), and transparency requirements at the street level greater than a 20% reduction from 60 to 40.
- We are supportive of modifying MUP and EDG requirements to allow the director to produce a Director's Rule to establish those requirements.

Thanks,

**Dave Heater** AIA NCARB LEED AP  
PRESIDENT  
D) 206.576.1610  
C) 206.902.7002

**Ankrom Moisan Architects, Inc.**  
**ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY**  
1505 5th Avenue Ave / Suite 300 / Seattle, WA 98101

ankrommoisan.com

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, July 07, 2017 2:32 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: No Design Review "Improvements"

**From:** Saysha Hendrickson [mailto:saysha.hendrickson@gmail.com]  
**Sent:** Friday, July 07, 2017 2:18 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** No Design Review "Improvements"

Dear William-

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as-is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Do not sacrifice our city to please developers,  
Saysha Hendrickson

## Ghan, Christina

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**From:** Rebecca Herzfeld <rebecca Herzfeld@gmail.com>  
**Sent:** Monday, July 03, 2017 2:02 PM  
**To:** Ghan, Christina  
**Cc:** Podowski, Mike; Rutzick, Lisa  
**Subject:** Comments on changes to the Seattle Design Review Program

Hello Christina, I am writing to comment on the June 2017 Seattle Department of Construction and Inspections (SDCI) recommended changes to the Seattle Design Review Program. I submitted comments on the preliminary recommendations in April 2016. I think that many of the new recommendations make sense and will improve the Program. I also have several concerns and suggested changes that are outlined below.

### 1. Project Thresholds

I support the proposed use of building square footage to set review thresholds rather than type of use or number of units. I also support the removal of the streamlined design review process and the creation of a hybrid process for less complex projects. While I agree with most of the proposed criteria for defining complex site characteristics, I think one criterion should be deleted and another added to the proposal.

As I wrote in my comments last year, I strongly disagree that location inside an Urban Center (UC) or Urban Village (UV) makes a project less complex. I believe that this criterion should be deleted for several reasons:

- Because the City recognizes the importance of good design in UVs and UCs, there are design guidelines specifically for these areas. The need to apply both general and specific design guidelines makes the review of Urban Village and Center projects more complex, not less.
- Zoning regulations generally allow greater height and development on the same size site within Urban Villages and Centers, which increases the need for design oversight.
- Areas inside UVs and UCs are denser than those outside of the village and center boundaries, so many more people are negatively affected by poor design.

Keeping this criterion would have the most impact on buildings that are between 10- and 20-thousand square feet in size. If no other complexity criteria apply, projects of this size within UVs and UCs would only go through staff-run administrative design review, with no oversight by the Design Review Board (DRB). The same size project just across the boundary of the UV or UC would require hybrid design review and a DRB recommendation. The proposal sends the message that if you live in an Urban Village or Center, you do not deserve the same level of public involvement in neighborhood development as people who live outside these areas.

The proposal assumes that the “early community outreach” requirement for developers would be an adequate substitute for review by the DRB. I disagree with this assumption for two reasons. First, the developers running the

outreach process will be always be biased in favor of their proposed designs. Second, the public is at a disadvantage in using the Design Guidelines and presenting their concerns to SDCI staff without Board support to clearly articulate the issues. Low-income neighborhoods are likely to be disproportionately affected by this problem.

I believe that the goal should be to create an efficient and effective Design Review Program that applies equitably throughout the City, and that treating areas inside and outside of UVs and UCs the same way is fundamental to achieving this goal.

In addition to deleting the criterion about location outside an urban center or village, I would add a criterion that addresses how many design departures the project developer requests. The cumulative effect of multiple departures adds to the complexity of a project and merits scrutiny by the DRB. For example, a criterion could be added to section A.3 of Table A for 23.41.004 that states “For projects undergoing administrative design review, proposal of four or more design departures”. While the exact number of requested departures is not always known at the early design guidance (EDG) stage, it should be apparent once a Master Use Permit (MUP) application is made. If four or more departures are proposed, and the project was initially subject to administrative review, I believe it should be changed to use the hybrid process in order to recognize this additional complexity.

## **2. Early Community Outreach**

I agree with the recommendation to provide early community engagement for design review projects. I also support different methods of outreach, including electronic and in-person. However, I believe that mailed notice to property owners and tenants within 300 feet of the proposed project should be the minimum requirement. Not everyone can be reached electronically by social media, blogs, or newsletters, and door-to-door flyers often do not work for security apartments.

I have attended three early engagement community meetings with developers in the past three years for projects within a block of my home, which is in a Lowrise 3 multifamily zone on Capitol Hill. For two of the projects, the meetings were effective and provided an opportunity for informal discussion of the developer’s goals, the design review process, and community concerns. The unsuccessful meeting was attended by developer representatives who worked in marketing and knew nothing about the proposed project, including whether it was subject to design review, the type of development proposed, or the project schedule. It was a waste of everyone’s time. I am concerned that the two successful meetings and the one that provided no useful information would all meet the requirement for early engagement. The proposal does not describe the steps to ensure that the early outreach process is effective, since SDCI intends to address this later through a Director’s Rule.

I think discussion of the effectiveness of the early engagement process is too important to postpone, and that the public should be given the opportunity to comment on the details of the process before the City Council votes on the legislation. Developing the Rule now would also inform whether some steps in the process should be addressed in the Land Use Code. For example, the Director’s Report states that Department of Neighborhoods (DON) staff will help developers create an outreach plan, and that DON approval will be required twice—once for the plan and later for verification that the outreach has occurred. However, I didn’t find anything in the Code about DON’s role. I think DON involvement is critical to the process, and should be included in the regulations rather than left to an unwritten Director’s Rule.

I am also concerned that the DON will need additional resources to effectively participate in the early engagement process. An annual average of 111 projects is not a small workload, particularly because developers will want DON staff to put a high priority on their projects so that they can apply for permits as quickly as possible. I believe that the legislation should address this issue, for example by authorizing transfer of permit fees to DON to pay for their work.

### **3. Major and Minor Revisions to a Design Review Decision**

I support the proposal to clarify the process for reviewing amendments to approved design review MUPs. I also agree that major revisions should be Type II appealable decisions. Design review involves a significant time commitment from developers, City staff, volunteer DRB members, and the public. Following the guidance in the MUP decision honors this commitment. If a developer does not want to follow the MUP conditions in the building permit, the rules for deviating from the design guidance should be clear, and should provide opportunity for public comment if the changes are major.

The tricky part is to define what constitutes a major vs. minor change. I believe that the Design Review Chapter of the Land Use Code should include criteria for considering this question, so that there is a basis for making this decision. If SDCI planner determines that the changes are minor, the Code should also require that the planner write an explanation for the public record that describes the reasons for deviating from the approved MUP and why the changes are not major according to the Code criteria.

In addition to including guidance in the Code, I believe that a draft of the Director's Rule describing the process for major and minor amendments should be made available to the public as part of the City Council review of the proposed design review changes.

### **4. Exceptional trees**

The Director's Report (page 15) says that the "option of going through design review as a way to remove an "exceptional" tree in lowrise, midrise, or commercial zones" is proposed to be "clarified and updated". However, the language in the legislation deletes design review entirely, thus changing the decision to one made by SDCI without public notice or review. I believe that this is a substantial change to the process, not a clarification or an update, and that more discussion of the rationale needs to be added to the Report so that the Council and the public can determine the impacts of this proposed change.

### **5. Other comments**

I have two other comments listed below:

a. **Table A for 23.41.008 Design Review Board composition, legislation p. 13:** I think that "Local residential/community interests" in the header for Table A is unclear. I suggest deleting the slash and substituting "Local residential or other community interests", or if that is not the intent, proposing clearer language.

b. **Section 23.41.008, Maximum number of Design Review Board meetings, legislation pp. 17-18:** I agree with the idea of limiting the number of DRB meetings, provided that the recommended training for Board members and staff is provided and continues over time as turnover occurs. I also have two suggested changes to this Section:

- Amend subsection 23.41.008.E.4 to state that when a majority of the DRB determines in writing that another recommendation meeting is necessary and identifies the reasons why, the SDCI Director is bound by their decision. The Code already gives similar weight to DRB project decisions, and the Board should be able to decide whether an additional meeting is needed.
- Amend footnote 1 to Table B for 23.41.008 (legislation p. 18), which provides the reasons for allowing an unlimited to the number of DRB meetings. My proposed amendment would make the language in the footnote consistent with the threshold criteria for complexity in Table A for 23.41.004 (legislation p. 9). Table A says that a project is considered complex when “The project lot is abutting or across an *alley* from a lot in a with single-family zoning.” The footnote language says “The project lot is abutting or across the *street* from a lot in a single family zone” [emphasis added in both quotes]. I suggest that the language from Table A be used in the footnote, because development located on lots across an alley from a single-family zone are usually closer to single-family homes and have more potential impacts than projects located across a street.

Thank you for the opportunity to comment on the draft SDCI recommendations for updating the Design Review Program. I would also like to especially thank you for taking the time to help me understand the rationale for many of the proposed changes.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Thursday, June 22, 2017 4:28 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed changes to design review

FYI. Christina, you may want to let Mr. Heuser know that the comment deadline was extended, if he wants to add more detail.

**From:** Tom Heuser [mailto:[themartianist@gmail.com](mailto:themartianist@gmail.com)]  
**Sent:** Thursday, June 22, 2017 4:17 PM  
**To:** Mills, William <[William.Mills@seattle.gov](mailto:William.Mills@seattle.gov)>  
**Subject:** Proposed changes to design review

William,

I only just learned a few hours ago that today is the final day for comments on this so I just wanted to touch briefly on the subject in lieu of full analysis just so you know where I stand on the matter. As president of the Capitol Hill Historical Society, preserving the historic character of Capitol Hill is one of my primary goals and after briefly reviewing the proposed changes I am deeply concerned that they will significantly undermine that goal.

If I understand them correctly, the new thresholds will give developers the incentive to erect significantly larger buildings that go against existing development patterns and allow many of them to escape design review resulting in designs that aren't compatible with the neighborhood.

So I ask that you please reconsider these proposed changes: particularly reducing the 43,000 sq ft / 240 ft frontage threshold for complex projects and the revoking the design review exemption granted to all "affordable" housing projects. The latter especially because said projects rely on tax dollars and thus taxpayers ought to have some oversight. Instead, I suggest finding ways to make the design review process more efficient.

Thank you for taking the time to consider my input.

Sincerely,  
Tom Heuser

President & Secretary, Capitol Hill Historical Society  
[capitolhillpast.org](http://capitolhillpast.org)

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:34 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: oppose amendments to Title 23 SMC

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**From:** Alice Huang [mailto:[alicehuangz@gmail.com](mailto:alicehuangz@gmail.com)]  
**Sent:** Sunday, July 09, 2017 8:29 AM  
**To:** Mills, William <[William.Mills@seattle.gov](mailto:William.Mills@seattle.gov)>  
**Subject:** Re: oppose amendments to Title 23 SMC

Dear Mr Mills,

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. The Design Review Process is meant to bring perspectives of the developer, the designer, and the community together. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces. We all know this city is growing, but let's do it in an intelligent, sustainable, collaborative manner so we can all live well.

Best regards,  
Alice Huang  
(Member of the Wallingford neighborhood)

Sent from my iPhone - please excuse any spelling errors.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, June 23, 2017 5:27 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Community involvement in development process  
**Attachments:** Hala letter.docx

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**From:** GENE JARSTAD [mailto:[genejarstad@msn.com](mailto:genejarstad@msn.com)]  
**Sent:** Friday, June 23, 2017 5:21 PM  
**To:** Mills, William <[William.Mills@seattle.gov](mailto:William.Mills@seattle.gov)>  
**Subject:** Community involvement in development process

William Mills,

Please accept my comments on Public involvement in the development process.

Gene

Gene Jarstad  
([genejarstad@msn.com](mailto:genejarstad@msn.com))

William Mills, City of Seattle

**Re: comments on decreasing community involvement in the development process.**

*Why the effort to decrease neighborhood involvement in the development process? Is there not enough development projects going on in Seattle these days that it needs to be supercharged. Are not 62 cranes enough?*

*Seattle neighborhoods are what make Seattle different from other communities. We in the Seattle neighborhoods have endured incredible property tax increases in the last 4 years. Do you fear that voters of your Districts are involved in how their neighborhoods are developed?.*

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. Let neighborhoods be involved in changes that are occurring in their neighborhoods. Planning for future residents is important, but reducing input from the citizens who already live in neighborhoods shows incredible contempt for the people who live here.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community. All growth is not good. You may not believe it, but growth can destroy neighborhoods. Housing & commercial spaces can be added appropriately **with** community involvement.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*The City Hall "Grand Bargain" upzone and new zoning definitions, with this rule change will allow 40+ foot tall, **zero-lot-line** developments to appear next to single-family homes without any kind of notice, review, or public hearing. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Regards,*

*Glenn Jarstad*

*Seattle, Wa. 98103*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, July 05, 2017 9:13 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Code Text Amendment

**From:** Michael Jones [mailto:jonesmpd@gmail.com]  
**Sent:** Tuesday, July 04, 2017 10:30 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design Review Code Text Amendment

Dear Mr. Mills,

I need to express my opposition to the proposed amendment.

I, along with my neighbors, just completed an appeal of a design review board decision that was not in keeping with the City of Seattle's design guidelines. Never the less, the hearing examiner dismissed the appeal and confirmed the design review board's decision.

It was clear to me that the design review board decision was arbitrary and the hearing examiner's confirmation of the DRB's decision seemed inappropriate. This means that across the street from where I live something is going to be constructed that does not meet the City of Seattle's design guidelines.

For this reason, I can't support the amendment proposed that intends to streamline the design review process. Local citizens are not being heard and a streamlining of the process will simply accentuate that lack of voice for citizens like myself.

I ask that these amendments not be enacted.

Thanks,

Michael Jones  
7300 Woodlawn Ave NE  
Seattle, WA 98115

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:03 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed changes to the Design Review Process

**From:** Pene Karovsky [mailto:pkarovsky@gmail.com]  
**Sent:** Monday, July 10, 2017 3:13 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed changes to the Design Review Process

Monday, July 10, 2017

I have lived in Seattle since 1977. I currently live in Madison Valley and have attended six Design Review Board meetings. While the current DR process is cumbersome, time-consuming and expensive in order for the public to get the City to hear the public's comments, the proposed changes to the Design Review process would result in significant deterioration of an already challenging process. Therefore, **I strongly oppose the amendments to the Land Use Code (Title 23 SMC) intended to modify the Design Review process.**

My understanding is that the Design Review Process is meant to bring three perspectives together: the developer, the City, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input from developers, leaving the City with much more input from applicants and far less from the community that will be directly impacted by proposed developments.

I am part of a neighborhood group that is attempting to modify an outsized proposed development on a slope behind our single family homes. In our neighborhood we have spent 3,000 hours, 10's of thousands of community-donated dollars and almost 16 months just to get the City to listen to our valid concerns about this development.

Without the checks and balances of design review having *more, not less inclusive* public input, growth **will** destroy neighborhoods. It is only through the public's inclusion in the process that the character and quality of neighborhoods can be strengthened, and include the urgent addition of more **affordable housing in local neighborhoods** while making sure that commercial spaces are appropriately-sized for the neighborhoods. This addresses the catastrophic emergency of homelessness and the neighborhood displacement of people of color and those with fewer economic opportunities.

**Please leave the Design Process as is.** More important than changing the Design Review Process would be for the Council and the Mayor to **direct the SDCI to start enforcing design guidelines**. Again, I have seen first-hand how too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited because SDCI is not backed up by Council or the Mayor to enforce the already existing guidelines and codes.

Thank you for considering my request to keep the existing Design Guideline process plus giving SDCI the authority to require developers to follow the rules.

Respectfully submitted,

Penelope Karovsky

533 30th Ave E, Seattle 98112

## Ghan, Christina

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**From:** Bradley Khouri <bgk@b9architects.com>  
**Sent:** Friday, June 23, 2017 8:33 AM  
**To:** Podowski, Mike  
**Cc:** Ghan, Christina; Rutzick, Lisa  
**Subject:** Re: SDCI- Design Review DRAFT proposal  
**Attachments:** 2017.06.22\_b9\_DesignReviewChangesLetter.pdf

Mike and Christina,

Thank you for meeting with me this week. I have attached a comment letter for your review regarding the proposed changes to Seattle's Design Review program. As we discussed I am encouraged by some of the proposed changes, but concerned that other do not improve the predictability and overall quality of the design of projects. Please consider these suggestions as ways to improve the program further. I look forward to continued dialog through this process.

Thank you.

Best,

Bradley Khouri, AIA  
Principal

**b9 architects inc.**  
[bgk@b9architects.com](mailto:bgk@b9architects.com)  
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o  
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206.297.1284  
x 101

c  
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206.794.1284

**610 2nd Avenue**  
**Seattle, WA 98104**

On Thu, Jun 8, 2017 at 1:31 PM, Podowski, Mike <[Mike.Podowski@seattle.gov](mailto:Mike.Podowski@seattle.gov)> wrote:

Hello,

I am writing because you expressed interest in proposed changes to the City's Design Review program.

This is an informal update to let you know that draft legislation is available for public review and comment on our [Design Review Program Improvements](#) webpage and in the Land Use Information Bulletin <http://web6.seattle.gov/dpd/luib/Notice.aspx?BID=1248&NID=25398>.

Comments will be open through Thursday, June 22.

Re; Seattle Design Review Revision Comments

Date: June 22, 2017

From: Bradley Khouri  
b9 architects

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To whom it may concern:

Before I get into the details of my comments regarding the recommended Design Review Program Improvements, I'd like to express my appreciation at the renewed attention given to the Design Review Process. It is a program I have been connected with and invested in for many years, and I appreciate the city's desire to improve and foment efficiency in the program. While I appreciate that the Program needs to be less complex and more predictable, I'm concerned the proposed changes encourage and incentivize low quality residential development, especially in townhouse projects. I would like to know, in this proposal, who do these changes benefit? I am concerned, they are not driven toward the goal of improving overall project quality.

Basing the complexity threshold of which projects qualify for Design Review on the boundary of Urban Center and Urban Village areas adds more complexity to an already complex process. This approach would have two possible effects. First, it will encourage developers outside the Urban Village and Urban Center boundaries to continue to define development sites so that they fall under the proposed Design Review thresholds. While this may reduce the number of project in the program, it will adversely impact our neighborhoods and the overall quality of projects by eliminating most discretionary review in the areas most impacted by these very projects. Secondly, it removes most large projects inside the Urban Village and Urban Center boundaries unless the developer has amassed nearly an acre of contiguous parcels. This again removes discretionary review that results in a likely reduction of overall quality.

Instead of basing the Design Review threshold on projects outside of the Urban Center or Urban Village zones, base it on a more predictable factor such as distance to frequent transit, for example. Under the proposed system, there will be projects that are on the border and just outside of Urban Center or Urban Village areas that are effectively the same as projects one block over. The boundaries, having been created long ago, are no longer reflective of Seattle's development patter. In addition, the boundaries seem too random and potentially personally motivated to be a basis for criteria determination.

The proposed threshold of 10,000 square feet of gross floor area should be clarified to measureable area based on the city's definition of "gross floor area", meaning the number of square feet of total floor area bounded the inside surface of the exterior wall of the structure as measured at the floor line, and any additional areas identified as gross floor area within a zone." It should not include areas currently exempt from Floor Area calculations, such as partially below grade and fully below grade spaces and structures exempt due to their location and type. Although 10,000 square feet is the proposed threshold, it ignores current zoning in the least dense zone, Lowrise 1, where the code currently incentives specific behavior to achieve a ratio of 1.1 for Floor Area, resulting in 11,000 square feet of gross floor area for a typical double Seattle lot.

These issues will be even further reinforced by the proposed elimination of Streamlined Design Review [SDR]. When SDR was created with the Multifamily Code Changes in 2010, it was proposed as a balance for the more flexible code the city was considering implementing. Removing projects that currently are reviewed through the SDR Program will actively oppose the original goal of increasing flexibility within the code while maintaining quality and some form of discernment over the townhouse project type. Further, eliminating SDR allows townhouse and single family cluster development projects (a project type that arose out of the code as a way to avoid any discretionary review), some of the most impactful in transitional areas outside of Urban Villages and Urban Centers, to proceed without any discretionary review. The lack of SDR in these areas incentivizes cheaply made, poorly designed, cookie cutter projects, likely resulting in intensified public discussion about projects at this scale of development and in these boundary conditions.

The Early Community Outreach requirement is also problematic. The desired outcome of the proposed addition to the Design Review process is likely unattainable and simultaneously makes the process less predictable and would more than likely lengthen the time it takes projects to begin the Design Review process. Even with early public meetings held, it is likely that new and previously unknown individuals or groups will still attend DR meetings simply because the applicant was unable to know who all interested parties could be, and DR meetings would still suffer tangents not related to design. The proposal needs to provide the details of how applicants can prove they have done the required outreach, how successful that outreach was, and exactly how much time the proposed community outreach would add to the DR process. Having hosted meetings like this, I cannot picture it speeding up the process, and would unduly affect smaller projects that have been categorized "complex" due to their position in relation to boundaries (see above).

Regarding the board's structure, the priority should be in amending the districts. The districts as they're comprised currently create some of the biggest issues for process predictability and should be examined and changed.

The Get Engaged program should not be expanded unless those involved receive extensive training. It has been my experience that Get Engaged members will make comments irrelevant to the design of the project and have in the past nearly derailed entire DR meeting reviews.

To make the time involved in the proposed Hybrid Process more predictable, limit the meetings to one DR meeting and address any additional comments administratively. It is important to note that if the public comment or board deliberation ignores important aspects of the administrative EDG process, the Hybrid Process may not be an improvement on the current process. Should applicants provide additional or different information than currently required given the administrative EDG and the fact that the Recommendation meeting is the first city meeting time in which the public has an opportunity to hear from the design team?

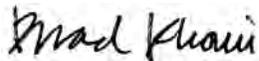
Finally, not allowing Board meeting limits for applicants pursuing departures decreases flexibility in the process and disincentivizes thoughtful, site specific solutions. Departures are judged based on how well the applicant demonstrates compliance with the Design Guidelines, penalizing applicants for seeking departures discourages thoughtful use of those very same Design Guidelines.

After the comments above, I would like to commend the proposal on some good steps forward. Limiting the criteria for type of Design Review to square footage is a great solution, that adds predictability to the process and closes the loophole mentioned in the proposal. Increased attention to affordable housing is also a step in the right direction, although

I would expand the proposed amendments to the affordable housing thresholds to include Living Building Pilot, Netzero and Passivhaus projects to align with the city's goal of being carbon neutral by 2050. I would also recommend revisiting the Administrative Design Review [ADR] process or propose keeping both affordable and green housing projects out of ADR. This is because ADR is less predictable since the applicant is not part of the administrative design review dialog and review of the proposal. I would suggest inviting the applicant to present his/her project to the city planners that currently comprise the review board for these projects. Otherwise, these projects may align better with the proposed Hybrid Process, with one Recommendation meeting, where the applicant can participate in the design dialog. The Hybrid process would also benefit from applicants having the ability to participate in the dialog with planners when their EDG proposal is reviewed.

I'd like to finish by once again expressing my appreciation at the opportunity to revive the conversation surrounding the Design Review Program. It is a system that functions, but could be refined for greater effect and efficiency, and I'm glad that process has begun.

Sincerely,

A handwritten signature in black ink that reads 'Bradley Khouri'.

Bradley Khouri, AIA  
Principal  
b9 Architects

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:35 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to the Land Use Code (Title 23 SMC)

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**From:** K.J. Kreis [mailto:kjkreis@hotmail.com]  
**Sent:** Sunday, July 09, 2017 10:15 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Amendments to the Land Use Code (Title 23 SMC)

Dear Mr. Mills,

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my comments.

Katharine Kreis  
2115 8th Ave W  
Seattle, WA 98119

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, July 05, 2017 9:13 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review - Proposed Program changes

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**From:** Land Use Comm Chair [mailto:landuse@rooseveltseattle.org]  
**Sent:** Tuesday, July 04, 2017 4:46 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Johnson, Rob <Rob.Johnson@seattle.gov>; President of RNA <president@rooseveltseattle.org>  
**Subject:** Design Review - Proposed Program changes

Mr. Mills,

I am happy to see that the Design Review program changes are now being proposed. I was a member of the working group reviewing the changes proposed in 2015.

While I support the proposed changes as drafted, in order to streamline the process for developers, and especially for affordable housing projects, there are two major issues that I want to bring up in regard to the changes now proposed, and in reflection to my role as Land Use chair for the Roosevelt Neighborhood Association (RNA) and also the lead neighborhood person working with Sound Transit in the Roosevelt TOD project.

1) The Roosevelt TOD project is slated to be between 50-100% affordable housing, so I wonder if that would exempt this key neighborhood project from Design Review. This project has a site footprint of 53,000 sq. ft., and the location so central to this growing neighborhood, adjacent to the NE 66th St. GreenStreet, that I feel some exclusions for affordable housing projects are necessary, in order to have an venue for the community to weigh the "community principles" that evolved out of the Sound Transit workshops, along with the Neighborhood Design Guidelines, developed by the Roosevelt community for this type of project.

2) For projects that are not required to go through Design Review, the only design considerations that are required for review, lay within the existing Zoning Code, Design Standards section for the various zoning types (23.45.529, etc.) and these lack any worthwhile design guidance. I am very concerned that many LR along with smaller MR and NC developments will be left to the whim of so many careless developers & builders, where some fairly simple guidance could be drafted to provide for projects that are more sensitive to the existing building fabric.

Some of the concerns I have been hearing regard:

- New developments with primarily Single-family housing;
- Newly developing Lowrise zones;
- Transitional projects in areas between MR/NC and LR areas
- Neighborhoods with specific architectural character or features

I request that the City devote some resources to producing a more robust "Design Standards", engaging a working-group along with City Planning staff.

sincerely,

**jay lazerwitz**

Land Use Chair, Roosevelt Neighborhood Association

*You can also find me at:*

**art and architecture**

<http://www.artandarch.net>

206.335.8680

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, June 23, 2017 3:30 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design review is so important  
**Attachments:** LR3 on 45th.png

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**From:** Mike Lettunich [mailto:mlettunich@gmail.com]  
**Sent:** Friday, June 23, 2017 3:23 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design review is so important

William,

I'm also oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

Design review is a neighborhood's last chance to keep itself from morphing into a soulless residential warehouses. If even parts of HALA are activated, design review must be strengthened, not weakened.

Please leave the Design Process as is or strengthen the language/enforcement.

Thank you,  
Mike

PS – I live in Wallingford and hope that less of the SF neighborhood moves to L2/L3. On the other hand, I believe all of 45<sup>th</sup> should be NC40 or NC55 – including the attached (makes no sense for that to be LR3 – LR3 along a commercial corridor ends up looking out of place and ugly).

MALENT PL

LR2 RC | LR2 RC

LR3 RC |  
LR3 RC (M)

MALENT PL



## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, July 07, 2017 12:48 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

**From:** Susanna L [mailto:susieinseattle@gmail.com]  
**Sent:** Friday, July 07, 2017 12:29 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** LEG\_CouncilMembers <council@seattle.gov>  
**Subject:** I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Sincerely,  
Susanna & Christopher Lin

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:08 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

**From:** Susanna L [mailto:susieinseattle@gmail.com]  
**Sent:** Friday, July 07, 2017 10:07 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** LEG\_CouncilMembers <council@seattle.gov>  
**Subject:** Re: I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

I invite you to also read my blog post regarding the proposed design review "improvements"...

<https://seattlefairgrowth.wordpress.com/2017/07/07/city-wants-to-eviscerate-design-review-for-neighborhood-scale-projects-comments-due-monday-july-10/>

On Fri, Jul 7, 2017 at 12:28 PM, Susanna L <[susieinseattle@gmail.com](mailto:susieinseattle@gmail.com)> wrote:

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

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Sincerely,  
Susanna & Christopher Lin



## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:40 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: DO NOT ELIMINATE NEIGHBORHOOD DESIGN INPUT

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**From:** Clifford Louie [mailto:outlook\_D749BB907C4936C2@outlook.com]  
**Sent:** Sunday, July 09, 2017 3:25 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** captcliff48@comcast.net  
**Subject:** DO NOT ELIMINATE NEIGHBORHOOD DESIGN INPUT

Do not eliminate Neighborhood Design Review Process for multi-family projects (I believe, the process kicks in when a project has 8 or more housing units). This is another attempt by the Mayor to ram down the throats HALA/MHA agenda with a top down approach.

DO NOT eliminate neighborhood input in the design process allowing residents feedback to the developer to respect the neighborhood's residential character. I would think you would not like a monstrous rectangular box next to your single family residence. I don't think expediency trumps aesthetics of how the project fits into the surrounding neighborhood.

Also shifting responsibility and authority from the Design Review Board to the Director will eviscerate the process, and leave residents voiceless.

Sent from [Mail](#) for Windows 10

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, June 27, 2017 11:35 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed changes in the neighborhood guidelines for new developments in Seattle neighborhoods.

**From:** Laura Lovell [mailto:erhulaura@gmail.com]  
**Sent:** Tuesday, June 27, 2017 10:16 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed changes in the neighborhood guidelines for new developments in Seattle neighborhoods.

I am a resident of Wallingford since 1986 and have of course seen many changes to our neighborhood, some good, some not so good. While change is part of life itself, and we do have a housing problem in our city, there has been much unlovely and ill-thought out building here that will provide only ridiculously overpriced apartments for highly paid technical workers.

What I also see is many old 1920's bungalows being torn down, lately many quite good condition, and large eastside type mansionettes being put in their place. This is our Seattle history being thoughtlessly destroyed. These homes were built for ordinary working people when they were thriving, unions were very important and they have been lovingly tended through the decades.

I am writing to voice my solid disapproval of any changes to the guidelines as they are now, with special emphasis on the necessity of maintaining meaningful and powerful input from neighborhood residents. This attempt to change them is a blatant attempt by the developers to plow ahead with their profitable plans to cover our home with eyesores that will might help a very few people who need help finding housing, or maybe not.

We can replace our some of our city council members, some with a perhaps a Furbee, with improvement. We voted them in, we can vote them out. Remember.

Sincerely,

Laura Lovell

## Ghan, Christina

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**From:** Sandra F Martin <sandrafbmartin@gmail.com>  
**Sent:** Tuesday, June 13, 2017 4:58 PM  
**To:** Podowski, Mike  
**Cc:** Ghan, Christina; Rutzick, Lisa  
**Subject:** Re: SDCI- Design Review DRAFT proposal

Dear All,

I received the below and just finished reading through it and all attachments. My takeaways are as follows:

1) It comes across as though the changes are to meet one goal: reduce costs for the developer because it supposedly reduces costs for the end user. There was no factual proof given to substantiate any of this.

2) I come from a field where documents, legal and otherwise, were "redlined." That is a **Document** comparison, also known as **redlining** or blacklining, is a computer process by which changes are identified between two versions of the same **document** for the purposes of **document** editing and review. This way, it is easy to compare how things were and what you now want them to be, all in one place and with one glance. I find it extremely frustrating to be told that these are the proposed changes when the original is not presented with it for comparison. I suggest you move to redlining so people can follow what you are doing instead of the piecemeal/patchwork approach of present.

3) I do not agree with the concept of isolating building projects by using "square footage" as the threshold. Buildings need to work in concert with their surrounding environments and communities adding positives to the community on a variety of levels that enhance the quality of the community.

4) I looked for specifics but was unable to find any, such as:

1. Require that all applicants for projects going through design review conduct outreach to the communities near their projects before they begin design review.

What does this mean? The five closest buildings, residences, or a radius of up to 1/2 mile? How much time is allotted for a response, etc. etc.?

I would hope to receive something that offers details that so that a substantial response can be given. It seems that you have heard from the developers now it is time to hear from those impacted.

Thank you and best,  
Sandy

Sandra F Martin, MSW  
Immediate Past President, Association for Women in Communications, Seattle Professional Chapter  
408.306.2441 mobile  
[sandrafbmartin@gmail.com](mailto:sandrafbmartin@gmail.com); [www.linkedin.com/in/sandramartinseattle](http://www.linkedin.com/in/sandramartinseattle)  
Like us on Facebook: [www.facebook.com/AWCSeattle](https://www.facebook.com/AWCSeattle)  
Follow us on Twitter: [@AWCSeattle](https://twitter.com/AWCSeattle)

On Thu, Jun 8, 2017 at 1:31 PM, Podowski, Mike <[Mike.Podowski@seattle.gov](mailto:Mike.Podowski@seattle.gov)> wrote:  
Hello,

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:31 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review Evisceration

**From:** Walter Mason [mailto:walt.mason@gmail.com]  
**Sent:** Saturday, July 08, 2017 5:59 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Design Review Evisceration

Mr. Mills:

I'm writing to strongly oppose the design review changes currently under consideration. Given the wholesale reconstruction that the city is undergoing, communities need MORE tools to make sure that developers follow the rules, not fewer.

Individually and collectively, we understand that change will occur, and density and population will increase. I've participated in several design review meetings in my neighborhood (Wallingford) and they've been very interesting, informative and useful. We deserve the opportunity to comment on--and enforce--the building code, and we deserve quality development in our communities.

Please reject these changes and instead strengthen our community involvement.

Thanks,  
Walt Mason

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:56 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to the Land Use Code

**From:** kmtiels@aol.com [mailto:kmtiels@aol.com]  
**Sent:** Monday, July 10, 2017 12:39 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Amendments to the Land Use Code

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

Kathy McAuliffe

555 NE 81st St.

Seattle, WA 98115

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, June 23, 2017 1:32 PM  
**To:** Ghan, Christina  
**Subject:** FW: "Growth without Oversight" article

Hi Christina - I'm not entirely sure whether this person's concern relates to the Design Review legislation or not. I'm not familiar with the article she refers to.

Bill

-----Original Message-----

From: Genevieve McCoy [mailto:gem@zipcon.net]  
Sent: Friday, June 23, 2017 1:06 PM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: "Growth without Oversight" article

To whom It May Concern:

I just read this announcement, or whatever you call it officially, and was surprised by its incomprehensibility. It did not give a clear idea of what the design review process entails now and thus how your recommendations for "improvements" would change that. I read it three times and it still was a puzzle for me. I am a university professor of history, who knows how to read, and often have to teach basic writing skills because so few students can write clearly anymore.

It seems to me you have included a lot of bureaucratic and policy assumptions that no one but the initiated would understand. Please take the time to have these messages edited. Otherwise, a lot of people like me will simply ignore them. We don't have time to figure them out.

Sincerely,

Genevieve McCoy

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:11 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: amendments to Land Use Code

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**From:** Juliet McMains [mailto:juliet@mcmain.com]  
**Sent:** Saturday, July 08, 2017 1:02 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** amendments to Land Use Code

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

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Sincerely,

Juliet McMains  
3226 Fuhrman Ave E Apt. 302  
Seattle, WA 98012

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Monday, June 26, 2017 3:25 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: HALA

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**From:** MEISTERM50@aol.com [mailto:MEISTERM50@aol.com]  
**Sent:** Monday, June 26, 2017 2:39 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** HALA

We should not be shortening the design review on these projects. All of these bigger projects need a complete review.

We should not be allowing developers to upzone without adding affordable housing simply by paying a minimal fee per sq. foot (\$13.25). They are going to be able to sell 3bd. dwellings for over \$600,000 and you are asking for just \$20,000? This is not affordable housing anyway. Other cities get a lot more than \$20,000. Considering the impact on city services, streets, sewer lines, etc., this is insufficient for the benefit to developers - the neighbors are the ones who suffer the increased density with no real cost to the developers who profit immensely.

We also need an upzone buffer between SF areas (5,000 and 7,500) and developments adjacent - these 4-5 story residential developments should not be able to be put up directly next to single family zoned housing. I live in L1 and those 3+ story townhouses are already too tall and take up too much lot area - those of us still living in "regular houses, small duplexes, etc." are overwhelmed by these monstrosities. We don't need even taller ones next to single family zones!!!! And we don't need them in L1 zones.

As usual, it appears that this is all for the benefit of the developers (some of whom don't even live in Seattle)!

Resident of Seattle  
Home Owners in L1 zone  
821 NW 52nd St.  
Seattle, WA 98107

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, July 07, 2017 2:54 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review "improvements"

**Importance:** High

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**From:** L MELVIN [mailto:LINDAMELVIN@msn.com]

**Sent:** Friday, July 07, 2017 2:34 PM

**To:** Mills, William <William.Mills@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>

**Subject:** Design Review "improvements"

**Importance:** High

Dear Mr. Mills and Councilmembers,

I'm angry.

Please read this blog post and you'll know

why: <https://seattlefairgrowth.wordpress.com/2017/07/07/city-wants-to-eviscerate-design-review-for-neighborhood-scale-projects-comments-due-monday-july-10/>

I agree with all of the protests in the above post, as well as with the verbiage proposed in opposition to the amendments the Council is considering.

Above all, **I believe that the Design Guidelines as currently written should be strictly enforced!!!**

I live in Ballard--which as most of you know has become a verb (e.g., "please don't let my neighborhood be 'Ballardized'.") And I have been to several Design Review Board meetings--at a few of which the neighbors have actually made an impression on the Board members and some of the designs have been changed for the better, to preserve a tiny bit of livability.

Please do NOT take away the few remaining constraints we have on developers.

**Please do NOT pass these amendments.**

Thank you.

Linda Melvin

Ballard

## Ghan, Christina

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**From:** Karen Merritt <karenemerritt@msn.com>  
**Sent:** Wednesday, June 14, 2017 10:06 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Cc:** Mills, William  
**Subject:** Design review program

Hello,

I was just reading about design review proposed changes. This would be a welcome change for individuals looking to remodel or rebuild a home on their property. We are almost 5 months from application date to permit issuance.

Cycle 2 was 2 weeks past projected date and now we are waiting on our last reviewer to approve - geo soils- and it is so minor. (Project 6565221)

This duration from application submission date to permit issuance seems unreasonable to the consumer. Especially given the financial burden placed on the homeowner when reviews take so long and the construction folks that might not be getting paid as they are waiting to start our project.

Another question would be - why can we not demolish our current house while new house plan is under review?  
(Project 6576956)

In that the building boom does not seem to be stopping in Seattle any time soon, is part of the plan to hire more reviewers?

Thanks for your time,

Karen Merritt  
Homeowner/Building permit applicant

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Monday, June 26, 2017 10:04 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: oppose amendments to Land Use Code

**From:** David Morgenroth [mailto:david.morgenroth@gmail.com]  
**Sent:** Monday, June 26, 2017 9:35 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** oppose amendments to Land Use Code

*To whom it may concern,*

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Sincerely,  
David Morgenroth,  
Wallingford Resident*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:42 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Land Use Code

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**From:** Drew Murphy [mailto:drewmurph@msn.com]  
**Sent:** Sunday, July 09, 2017 9:29 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Land Use Code

Dear Mr. Mills (Bill),

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

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**Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines.** Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my input

Drew Murphy

Cedar Park Resident for 38 years

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:09 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: I Oppose Modification of Design Review Process

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**From:** Kevin Murphy [mailto:kemurphy@microsoft.com]  
**Sent:** Friday, July 07, 2017 10:47 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** I Oppose Modification of Design Review Process

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. The process is already stacked against the community in favor of developers.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

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Kevin Murphy  
526 30<sup>th</sup> Ave East  
Seattle WA 98112

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, June 16, 2017 5:20 PM  
**To:** Ghan, Christina  
**Subject:** FW: Comments on proposed changes to the DR program

FYI

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**From:** David Neiman [mailto:dn@neimantaber.com]  
**Sent:** Friday, June 16, 2017 5:16 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Albores, Mathew <malbores@millerhull.com>; Kirsten Smith <kirstens@aiaseattle.org>; Rutzick, Lisa <Lisa.Rutzick@seattle.gov>  
**Subject:** Comments on proposed changes to the DR program

Bill, below are my comments re: proposed changes to the DR program. While there are a couple positive elements to this proposal, for the most part I cannot see how this proposal is adequate to the HALA goal to streamline & professionalize the process. The proposal eliminates SDR (the most streamlined process), creates new process steps (required community outreach), fails to raise DR thresholds, enshrines single family homeowners with special rights, and generally focuses on shuffling the deck chairs around. A summary of my thoughts below.

Good:

- Switch to square footage as the threshold for all project types. Very important.
- Elimination of SDR for 3+ townhouses. This will take away the incentive to do single family clusters, put all townhouse/rowhouse types on equal footing. For more on why this is important, see: <http://www.sightline.org/2016/02/24/a-good-way-to-make-housing-scarcer-and-more-expensive/>

Bad:

- Eliminating Streamlined Design Review as an option is a terrible idea. SDR is the one form that actually works reasonably well. We should retain SDR and use it for the lowest category of review (less than 20,000sf). Opting in to SDR to get a little bit of design flexibility is a great option for many small projects. The step up from “no process” to “administrative design review” is punitive & creates a “good ideas to the back of the line” penalty for innovative projects. SDR was created in first place because ADR is prohibitively time consuming and costly. It makes no sense to remove this tool from the toolkit.
- The thresholds haven’t been raised. In many cases they have been lowered, with some projects that formerly would have no design review or streamlined design review ending up in ADR or the new Hybrid DR. I don’t see how “Hybrid” design review is meaningfully different than full DR & could in fact end up being worse, as applicants must now satisfy two boards instead of one.
- Single Family homes continue to be enshrined with special considerations, triggering more extensive reviews and an unlimited # of DR meetings for projects adjacent or across the street from single family. This privilege granted to serve the parochial interests of single family homeowners is indefensible.
- The limit on # of meetings is not real. The next sentence in the code allows for more meetings if more meetings are considered to be necessary, if the project is near single-family zoning, etc.
- Required community outreach? What exactly is DR if not the facilitated community outreach? If it’s not, why are we doing it? The HALA goal is about less process, not more. Once the Directors Rule is developed for what must be done, how everyone must be included, how much notice must be given, what facilitation must be provided, how it must be documented, etc., I am concerned this will be a bureaucratic bungle, adding yet another hoop to jump through with little value added.

- The DR thresholds change to square footage, but the SEPA thresholds are still based on unit count, creating a complex overlay that is likely to create perverse incentives as developers seek to duck below multiple overlapping process triggers.

Reform of the process consistent w/ the HALA goals must raise thresholds in a meaningful way to put more projects in a streamlined or administrative process, reserving the public board process for only the largest projects. I'd suggest the following:

- Less than 12,000sf – no DR (A 12,000sf threshold would take most 8 unit RH/TH developments out of DR process).
- 12,000 -20,000 – SDR (This will keep most small infill apartment projects in Streamlined DR process.)
- 20,000 – 40,000 – ADR (This will keep most mid-scale apartment projects in an administrative path, out of the public process)
- Greater than 40,000sf - Full DR.

David Neiman

Neiman Taber Architects, PLLC

1421 34<sup>th</sup> Ave Suite 100

Seattle, WA 98122

P> 206.760.5550

F> 206.400.7922

[www.neimantaber.com](http://www.neimantaber.com)

<http://neimanarchitects.blogspot.com/>

## Ghan, Christina

---

**From:** Podowski, Mike  
**Sent:** Tuesday, June 20, 2017 4:49 PM  
**To:** Ghan, Christina  
**Subject:** FW: Comments on proposed changes to the DR program



Mike Podowski  
Code Development Manager

City of Seattle [Department of Construction and Inspections](#)

P.O. Box 34019, Seattle, WA 98124-4019

P: 206.386.1988 | F: 206.233.7883 | [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)



*"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."*

---

**From:** David Neiman [mailto:dn@neimantaber.com]  
**Sent:** Tuesday, June 20, 2017 4:41 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Albores, Mathew <malbores@millerhull.com>; Kirsten Smith <kirstens@aiaseattle.org>; Rutzick, Lisa <Lisa.Rutzick@seattle.gov>; Podowski, Mike <Mike.Podowski@seattle.gov>  
**Subject:** RE: Comments on proposed changes to the DR program

Bill, my DRB meeting last night reminded me of a big hole in the current DRB process. Please add the following comment to my list:

- Design review currently excludes any consideration of economics or affordability. There is no design guideline that permits this issue to enter the discussion. Applicants are often placed in the position where the rationale for their design is to make housing units that are more plentiful and/or more affordable, to comply with the requirements of affordability programs, or simplify the building to manage costs, only to be told the DR process cannot (or will not) take these issues into account. In the context of our city's current affordability challenges, this is an untenable situation. We need to add a design review guideline to consider issues of housing affordability, economics, and inclusivity such as:

**Applicants should consider strategies that make housing more plentiful, more affordable, provide a wider variety of housing types, or provide homes for under-served demographics.**

---

**From:** David Neiman  
**Sent:** Friday, June 16, 2017 5:16 PM  
**To:** 'william.mills@seattle.gov'

## Ghan, Christina

---

**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:49 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to the Land Use Code

-----Original Message-----

From: Jane Nichols [mailto:janenichols@me.com]  
Sent: Monday, July 10, 2017 8:43 AM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: Amendments to the Land Use Code

Dear Mr Mills

I urge you, I exhort you, I plead with you NOT to accept the proposed amendments to the Land Use Code. Rather, resolve to enforce the Codes already in place!!!

These Codes were drawn up to preserve the character and quality of life in our neighborhoods. They were drawn up in the knowledge that developers and builders are more interested in their own profit than in preserving the quality and character of existing contexts and environments. Enforcing these codes is a time-consuming and exhaustive process. I know. I have been part of one for the past year.

But if neighborhoods are prevented from voicing their concerns in the face of unbridled development we stand to lose everything that defines and nourishes our lives in this city.

We must preserve the democratic principles inherent in the Design Review Process!

Please do not support eroding those.

Without the checks and balance of design review and code enforcement developers and builders will destroy all that once made Seattle an exceptional city, and place to live.

Jane Nichols  
191 35th Ave E  
Seattle

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:06 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: proposed changes to Design Review

---

**From:** Jeffrey Ochsner [mailto:jko92550@yahoo.com]  
**Sent:** Monday, July 10, 2017 4:04 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Juarez, Debora <Debora.Juarez@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>  
**Subject:** proposed changes to Design Review

10 July 2017

City of Seattle, SDCI  
Attn: William Mills  
PO Box 94788  
Seattle, WA 98124-7088

Dear M. Mills (Bill):

I write to indicate my opposition to the proposed modifications to Seattle's program of Design Review. It seems absolutely clear to me that the Design Review program as it is currently structured has contributed to the betterment of Seattle neighborhoods. Since the program is having a positive effect, it should be strengthened not weakened.

As I read the Draft Ordinance, it is clear that the revisions proposed will significantly weaken the program. Since Design Review is the one place in which citizens have the opportunity to present their perspectives, it is not clear to me why the program should be changed. As you know, Design Review cannot alter the fundamental zoning and other regulations that determine what can be built on a particular parcel. What design review does is primarily ameliorative, providing input that means that projects will be a bit more compatible with the neighborhoods in which they are to be built. Design Review thus allows development to go forward, but makes projects more appropriate to their individual contexts, thereby helping to protect Seattle's existing neighborhoods. Because Design Review allows community participation, it provides a means to show that our neighborhoods are communities and that everyone's voice deserves to be heard. There is no doubt that Design Review helps make Seattle a better city.

The City of Seattle is changing rapidly. Given that the HALA upzones are already providing for much more development than would have previously been allowed, we need more Design Review not less if we are to keep Seattle a livable city. **Therefore, I oppose the Draft Ordinance that would eliminate design review for developments under 10,000 square feet.** As a Seattle resident for more than 30 years, I believe reducing neighborhood involvement is a move in the wrong direction.

The combined effects of this ordinance, the HALA upzones, and new definitions of existing zoning categories need to be considered in combination. Some have said that this ordinance will allow zero-lot-line developments more than 40 feet in height to be constructed adjacent to single-family homes without any notice, review, or public comment.

Given the long history of citizen involvement in planning, and the openness of the Design Review program as it is currently construed, this ordinance cannot help but have a negative effect. Not only will it allow damaging new development, it sends a message that citizens have no say in the character of their city--only developers matter. The current Design Review program, which includes the right of the community to participate, should be enhanced and strengthened. The proposed ordinance does exactly the opposite.

The proposed ordinance should not go forward. Please protect Design Review.

Jeffrey Karl Ochsner  
13226 42nd Avenue NE  
Seattle WA 98125

## Ghan, Christina

---

**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:40 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: oppose proposed changes to design review process

**From:** Cathy Palmer [mailto:cathypalmer13@gmail.com]  
**Sent:** Sunday, July 09, 2017 4:33 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** oppose proposed changes to design review process

July 9, 2017

William Mills  
Land Use Planner Supervisor

Dear Mr. Mills,

Please oppose, as do I, proposed amendments to the Land Use Code (Title 23 SMC) which would change the design review process. Instead, please encourage a balance of viewpoints from designers, developers, and neighborhood residents through a robust review process which listens carefully to neighborhood priorities. Enforce design guidelines that are already on the books: stop granting departures from the guidelines, neglecting setback requirements, and turning a blind eye to developer-friendly loopholes.

It is especially important to maintain design review for developments under 10,000 square feet in Seattle. Without such review, multi-story apartments and condos can be constructed next to single-family homes without notice or concern for practical and aesthetic impacts. I have watched with great sadness the design devastation that has overtaken Ballard; I don't want the same process to move forward unchecked in Wallingford (where I have lived for 31 years) or in other family-friendly neighborhoods in Seattle.

Sincerely,

Cathryn Palmer  
4027 Eastern Ave. North, Seattle

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:41 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Opposition to streamlining Design Review Process

---

**From:** Rich Parish [mailto:rparish5@yahoo.com]  
**Sent:** Sunday, July 09, 2017 5:37 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Opposition to streamlining Design Review Process

Dear Mr. Mills,

I am writing this to express my strong opposition to the city's plan to streamline the Design Review Process.

The public must have a voice in the design process in order to counter the developers greed and desire to maximize profits at the expense of neighborhood livability. I have lived in the Eastlake neighborhood since 1990, and am shocked and dismayed at the changes taking place here. We must slow the pace of development and ensure that developers are held to current building code and zoning requirement. The public has a right to participate in the review process to protect the livability of our neighborhoods. I ask that you prevent these rule changes from occurring.

Thank You,

Richard Parish

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Friday, July 07, 2017 4:44 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Process

**From:** alison Parsons [mailto:alison.parsons@gmail.com]  
**Sent:** Friday, July 07, 2017 4:42 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>  
**Subject:** Design Process

Dear Mr. Mills and Council,

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

Sincerely,

Alison Parsons

## Ghan, Christina

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**From:** Rutzick, Lisa  
**Sent:** Tuesday, June 20, 2017 6:14 PM  
**To:** Ghan, Christina  
**Subject:** FW: HALA Strategy Update: Design Review Program Improvements

FYI

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**From:** julian perez [mailto:pere\_jc@hotmail.com]  
**Sent:** Tuesday, June 20, 2017 4:55 PM  
**To:** Philipsen, Susie <Susie.Philipsen@seattle.gov>; Rutzick, Lisa <Lisa.Rutzick@seattle.gov>  
**Subject:** Re: HALA Strategy Update: Design Review Program Improvements

I am excited to finally see opportunities for the public to comment on design of the ATTROCIOUS DESIGNS being built in our family neighborhoods. It is disgustingly obvious that the size, crowding and cheap materials being used in the rental units are to maximize profit, not to provide quality affordable housing. I will send photos soon all within 1 block of my house giving voice to this.

Julian Perez  
1908 N 35th St  
98103

Sent from my iPhone

On Jun 20, 2017, at 11:09 AM, The HALA Team <[susie.philipsen@seattle.gov](mailto:susie.philipsen@seattle.gov)> wrote:

June 20, 2017 // Issue 23

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Housing Affordability and Livability Agenda

**HALA Strategy Update:  
Design Review Program Improvements**



On June 8, 2017, we released draft recommendations and an environmental ([SEPA](#)) decision for changes to the Design Review program for public review and comment. Read our recommendations and learn how to comment on our [Get Involved webpage](#) or in the [Land Use Information Bulletin](#). Public comment is open until July 10, 2017.

Our proposed amendments to the Land Use Code (Title 23) are intended to improve the overall function of the program by enhancing the efficiency and predictability of project reviews, improving dialogue among project stakeholders, and making the program more transparent and accessible to the public and project applicants. In addition, the changes would focus Design Review on the development projects most likely to influence the character of a neighborhood, and reduce the costs of building housing. They build upon the recommendations in the [report we released in March 2016](#). [More...](#)

If you have questions regarding the proposed code amendments please contact Christina Ghan at (206) 233-3749 or [christina.ghan@seattle.gov](mailto:christina.ghan@seattle.gov), Lisa Rutzick at (206) 386-9049 or [lisa.rutzick@seattle.gov](mailto:lisa.rutzick@seattle.gov).

---

 **QUESTIONS? CALL  
THE HALA HOTLINE  
(206) 743-6612**



**HALAINFO@SEATTLE.GOV  
...  
SEATTLE.GOV/HALA**

# THANK YOU

[www.seattle.gov/hala](http://www.seattle.gov/hala)



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Jesseca Brand  
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[jesseca.brand@seattle.gov](mailto:jesseca.brand@seattle.gov)  
Send comments to: [halainfo@seattle.gov](mailto:halainfo@seattle.gov)



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## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:10 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Please do not modify the design review process!

-----Original Message-----

From: Sandra Perkins [mailto:sandraperkins@seanet.com]  
Sent: Saturday, July 08, 2017 12:32 PM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: Please do not modify the design review process!

Dear Mr. Mills (Bill),

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input.

Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my comments.

Sandra Perkins  
13226 42nd Ave NE  
Seattle, WA 98125

## Ghan, Christina

---

**From:** Mills, William  
**Sent:** Friday, June 23, 2017 1:33 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review process

---

**From:** Steve Pfaff [mailto:pfaff\_steve@yahoo.com]  
**Sent:** Friday, June 23, 2017 1:29 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>  
**Subject:** Design Review process

Dear Mr Mills and Councilman Johnson,

I am a citizen of Seattle living at 1505 N. 43 Street.

I understand that the City Council is considering major changes to the design review process. I urge you to leave the Design Review process as it is and to instruct city employees and Design Review Boards to enforce existing guidelines.

The existing City and Neighborhood Design Guidelines combine with the two public Design Review meetings format to make growth fit within the context of your neighborhoods like Wallingford. Without the check and balance of inclusive design review, growth that is already threatening the integrity of neighborhoods can fully destroy them. With the comprehensive neighborhood review process, the character and quality of the neighborhood is strengthened when accommodating change by adding housing and commercial spaces.

Respectfully yours,  
Steve Pfaff

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:39 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Land Use Code (Title 23 SMC) to modify the Design Review Process

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**From:** Jaime Pharr [mailto:jaime.pharr@yahoo.com]  
**Sent:** Sunday, July 09, 2017 2:57 PM  
**To:** Mills, William <William.Mills@seattle.gov>; Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Land Use Code (Title 23 SMC) to modify the Design Review Process

I am writing to you to express my **strong opposition to the amendments to the Land Use Code (Title 23 SMC) to modify the Design Review Process**. In the past year I have been involved in the Design Review process for a proposed development behind my house. During this time, I have learned that while the process is cumbersome and can be expensive, community involvement is vital.

The Design Review Process is meant to bring three perspectives together: the developer, the City, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input from developers, leaving the City with much more input from applicants and far less from the community that will be directly impacted by proposed developments.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will intensify the unchecked redevelopment frenzy that has begun in the city.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

**Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines.** Too many departures are being granted, too many setback

requirements are being ignored, and too many loopholes are being exploited due to insufficient enforcement.

Regards,

Jaime Pharr

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:04 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Modifying the Design Review Process

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**From:** Michael Richards [mailto:mikelrich@msn.com]  
**Sent:** Monday, July 10, 2017 3:36 PM  
**To:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Mills, William <William.Mills@seattle.gov>  
**Subject:** Modifying the Design Review Process

Please do NOT approve an amendment that would reduce, eliminate or make it more difficult for neighborhood residents to comment and have input regarding development proposals. Such an amendment would further deteriorate citizen input into the City Growth process. Early Design Guidance is a critical part of our growth. Granted, it takes time, and time is money. However, taking away the voice of ordinary citizens would be a big long-term mistake. Developers already have the upper hand with their projects. Modifying the Design Review process would only further erode our democratic process. Developers - and the City - need to be help accountable. Design Review is one way to assure that accountability remains to benefit all of us.

In fact, the current Design Guidelines need much stronger enforcement!

Thank you,

-----  
Michael Richards  
6537 Greenwood Ave. N.  
Seattle, WA 98103  
Phone: 206 371-1857

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:10 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Opposition to the proposed amendments to SMC 23 regarding the design review process

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**From:** Ray Robinson [mailto:r.robinson@I-S-D.com]  
**Sent:** Monday, July 10, 2017 5:01 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Opposition to the proposed amendments to SMC 23 regarding the design review process

Mr. Mills,

My apologies for this less than formal communication; however, I hope that is offset by my representation of a significant community organization and a long standing member of the design profession in Seattle.

The proposed amendment, I believe, has its roots in the Grand Bargain, or HALA, as a way to increase housing for our ever growing city. The goal is laudable, especially in regards to providing Work Force and other types of housing in response to our increasingly diverse region: however, development without oversight comes with a cost.

The cost is doing away with participation by the three largest stakeholders: the city, the community, and the developers. Like a three legged stool, take one away, and its unstable. We have all seen the result of unbridled development that responds only to Land Use Code requirements as opposed to having input from folks who live, work, and play in that community, and well considered review and comment from oversight committees such as the Design Review process we now have in place.

Bona fides: lived and worked in the Lake City Community since 1987, prime consultant for the neighborhood planning process in 1998, active member of the UDF process, active with the HALA review process, board member with Lake City Future First , a community umbrella organization.

Our Mayor, OPCD, and DRB

Mayor Murray selected Lake City Community as the first neighborhood selected to work with the new Office of Planning and Development template area and unveiled the process of establishing the Shared Vision for Lake City. Before, during, and since that time, LCFF has built a very cooperative relationship with staff from OPCD towards the end of making a better and better community.

Together we have made positive changes to zoning and development guidelines, encouraged community participation in urban planning, tackled difficult societal issues, and are working very hard to enable positive and sustainable change.

The LCFF Planning and Development Committee was created to work directly within the Design Review process to unite developers, the community, and the city for the betterment of our community. We meet with developers prior to the Design Review process to discuss both Land-Use criteria, the significant elements within our neighborhood and UDF Vision Plans, and to establish a roadmap of cooperation. We are recognized both by the Design Review Board, OPCD and DCI, and importantly by the community.

We are a rapidly developing neighborhood in Seattle, well aware of issues and results of other neighborhoods that have been poorly developed. Without the Design review process as it is now, developers would be less aware of community issues and desires, be unaware of OPCD endorsed urban design and development guidelines, and would receive little public input and support. OPCD, the Mayor's office, and the City Council would not be able to fulfill the mandate of sustainable urban development. The community would not likely trust a municipal process that allowed development without oversight and public participation.

**LCFF strongly requests that the City of Seattle retains development oversight via the Design Review process as it current is....**

Please contact me at any time with questions or concerns.

Best Regards,

**Ray Robinson**

LCFF Board Member

Co - Chair of the Planning and Development Committee

**206.363.9049**

## Ghan, Christina

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**From:** Podowski, Mike  
**Sent:** Wednesday, June 14, 2017 11:24 AM  
**To:** Ghan, Christina  
**Subject:** FW: SDCI- Design Review DRAFT proposal



Mike Podowski  
Code Development Manager

City of Seattle [Department of Construction and Inspections](#)

P.O. Box 34019, Seattle, WA 98124-4019

P: 206.386.1988 | F: 206.233.7883 | [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)



*"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."*

---

**From:** Matt Roewe [<mailto:mroewe@via-architecture.com>]  
**Sent:** Wednesday, June 14, 2017 11:17 AM  
**To:** Podowski, Mike <[Mike.Podowski@seattle.gov](mailto:Mike.Podowski@seattle.gov)>  
**Cc:** Rutzick, Lisa <[Lisa.Rutzick@seattle.gov](mailto:Lisa.Rutzick@seattle.gov)>  
**Subject:** RE: SDCI- Design Review DRAFT proposal

Thanks for sending this Mike.

At first blush these look like some really good ideas and welcome improvements for the program. I'll send more detailed comments next week after I meet with our internal team.

Best Regards,

Matt Roewe, AIA LEED AP | Director | VIA Architecture | 206.284.5624 | [vcard](#)

---

**From:** Podowski, Mike [<mailto:Mike.Podowski@seattle.gov>]  
**Sent:** Thursday, June 08, 2017 1:32 PM  
**Cc:** Ghan, Christina; Rutzick, Lisa  
**Subject:** SDCI- Design Review DRAFT proposal

Hello,

I am writing because you expressed interest in proposed changes to the City's Design Review program.

This is an informal update to let you know that draft legislation is available for public review and comment on our [Design Review Program Improvements](#) webpage and in the Land Use Information Bulletin <http://web6.seattle.gov/dpd/luib/Notice.aspx?BID=1248&NID=25398>.

Comments will be open through Thursday, June 22.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:30 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: DRB program changes.

-----Original Message-----

From: Matt Roewe [mailto:mroewe@via-architecture.com]  
Sent: Monday, July 10, 2017 11:29 PM  
To: Mills, William <William.Mills@seattle.gov>  
Subject: DRB program changes.

Thanks for putting forward the proposed changes to the DRB a program.

I think handling EDG administratively is a welcome change (as long as there is a reasonable administrative appeal process to get a second opinion if necessary). Increasing the thresholds seem prudent as well.

The one issue that isn't favorable is the requirement for multiple forms of public outreach through the DON. That seems more onerous on both the applicant and on the facilitating city staff than the current EDG process. I'm all for having one community meeting but I'd suggest stopping the outreach requirements at that.

Best Regards,  
Matt Roewe, AIA

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:13 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Opposition to Land Use Code amendments (Title 23 SMC) to modify the design review process.

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**From:** Adam Rosenblatt [mailto:[adam\\_rosenblatt@hotmail.com](mailto:adam_rosenblatt@hotmail.com)]  
**Sent:** Saturday, July 08, 2017 1:28 PM  
**To:** Mills, William <[William.Mills@seattle.gov](mailto:William.Mills@seattle.gov)>  
**Subject:** Opposition to Land Use Code amendments (Title 23 SMC) to modify the design review process.

Dear Mr. Mills,

I'm writing to express my opposition to the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet).

I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA up-zones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and unreviewed redevelopment frenzy in my neighborhood.

The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Let's celebrate Seattle's growth, but let's make livability a core priority.

Thank you for your service.

Adam Rosenblatt

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, June 28, 2017 1:38 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Comment: Design Review Program Changes

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**From:** Brian Rulifson [mailto:rulifsonb@asme.org] **On Behalf Of** brgovmail@rulifson.com  
**Sent:** Wednesday, June 28, 2017 1:34 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Comment: Design Review Program Changes

Dear Mr. Mills,

The Design Review Program changes as proposed should be rejected.

There are at least 7 critical flaws which eliminate or reduce neighborhood/citizen input to significant projects.

In opposition to the Department's policy of making the code more readable, the proposed changes obfuscate clear terms like "Developer" by substituting the newspeak "Project Proponents". This shows bad faith wrapped in a defense of inclusive terminology.

It is not enough to piecemeal the proposal or attempt to compromise on such a significant gelding of the already weak Design Review process. You must start again and this time increase possibilities for the statutory involvement of the local community and neighbors.

Sincerely,

Brian Rulifson  
Resident of Fremont

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:29 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Comments on Design Review Program Improvements  
**Attachments:** Wolf Saar Comments.pdf

This is a longer and more detailed comment.

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**From:** Wolf Saar [mailto:[wsaar@via-architecture.com](mailto:wsaar@via-architecture.com)]  
**Sent:** Saturday, July 08, 2017 2:54 PM  
**To:** Mills, William <[William.Mills@seattle.gov](mailto:William.Mills@seattle.gov)>  
**Subject:** Comments on Design Review Program Improvements

Dear Mr. Mills:

Attached are my comments with regard to the proposed improvements. Please feel free to contact me if you have questions or wish to discuss.

Wolf

Wolf Saar AIA LEED AP | Managing Director | [vcard](#)



VIA Architecture  
1809 Seventh Avenue, Suite 800, Seattle, WA 98101  
tel 206 812 0032 | cell 206 245 4903 | [via-architecture.com](http://via-architecture.com)



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Wolf Saar, AIA, LEED AP  
East Design Review Board Chair (emeritus)  
1517 17<sup>th</sup> Avenue East  
Seattle, WA 98112  
July 8, 2017

City of Seattle, SDCI  
Attn: William Mills  
P.O. Box 94788  
Seattle, WA 98124-7088

Dear Mr. Mills:

Thank you for this opportunity to submit comments regarding the proposed Design Review Program Improvements. I hope the following are helpful:

**General comments:**

**1. Concerns about Administrative Design Review:**

I am not convinced that the Administrative Design Review process is actually effective. As an example, I cite a project at 711 Federal Avenue East (Project #3022230) which illustrates my concern. The project went through Streamline Review/ADR but appears to fail to meet the Design Guidelines does not appear to respond to the many letters received from the public. As former chair of the East Design Review Board, I am convinced that, had the project been reviewed by the Board, the guidance provided would have been more supportive of the Guidelines than the results displayed by this project. I understand that this project is below the threshold for Full design review but it is a good example of the Administrative process failing to yield good results. The planner did not, in practice, successfully uphold the Guidelines. They were listed in his Recommendation but not actually applied to the design. The secondary issue is that the design that was presented is not the design that was built. The result is a cheaply-built, poorly-designed "box" that is incompatible with the neighborhood with a questionable future given how this building will weather over time. The images below represent what was presented and the built project:



Project as represented by the Applicant



Project as constructed

## 2. The Citywide Guidelines are overly complex:

- Citywide Guidelines are difficult to follow in public meetings. Content is good but the organization is complex and Board deliberation refers to categories and sub-categories that are unfathomable unless one is thoroughly knowledgeable.
  1. The sub-sub-categories are probably the elements that make the Guidelines difficult to follow. As an example below, the CS3 Architectural Context and Character and the A. Emphasizing Positive Neighborhood Attributes are simple to follow (akin to the previous

Guidelines or the current Downtown Guidelines) but the next level of 1-4 are really hard to follow for the uninitiated and very time-consuming to go through in meetings. The situation is exacerbated by the fact that not all the sub-sub-categories apply to all projects:



# CS3

## Architectural Context and Character

**Contribute to the architectural character of the neighborhood.**

### *Design Approaches and Strategies to Consider:*

#### **A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**

1. **Fitting Old and New Together:** Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
2. **Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
3. **Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
4. **Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.



*See also DC2.C3 Fit with Neighboring Buildings for related guidance.*



Maintaining the scale and architectural character of this 1910 building was an important element in reflecting its prior occupancy and cultural associations while updating the building for contemporary use and

- Training of Boards: In my experience, some Boards use shorthand references when deliberating. For instance, they will refer to “CS3/A/3” in lieu of articulating the actual content of the particular Guideline such as “Architectural Context and Character/Emphasizing Positive Neighborhood Attributes/ Established Neighborhoods”. If the board would articulate the Guidelines better, it would make them easier to understand and follow in the public meetings.
- Neighborhood Design Guidelines as an overlay add to the complexity and become an additional level that may or may not apply.
- The format of the previous Guidelines were easy to understand. The Downtown Guidelines retain the simplicity of the former Citywide Guidelines and a shift back in that direction would make the Guidelines easier to follow and understand.

**Comments specific to the Program Improvements proposed:**

**1. Thresholds:**

- A. Project Size: I am supportive of the SF basis approach.
- B. Project Complexity:
  - I suggest consideration of sites that are not just abutting or across an alley from a single-family zone. Sites across a ROW should also be included as they are impactful on the single-family zone as well.
- C. Hybrid Process:
  - Administrative EDG: Having chaired the East Board, I am concerned about what the process is for consistency if the DRB disagrees with the Planner's determination:
    - This could potentially be a severe limitation on the DRB's effectiveness and the Public's ability to affect the project. I can see a resulting flawed process that adds time and confusion.
    - Has the idea of having the Board conduct the EDG meeting and then have the Planner handle the Recommendation administratively been considered? This seems like a more natural and effective process and is modeled repeatedly when the Board recommends a project with conditions that the Planner is to follow up on with the Applicant.
    - As illustrated in the Federal Avenue example above, although we hope the Planner has the expertise and ability to be effective, this is not always the case. Reversing the process to go before the Board in a public meeting at the outset allows the Board to "set the bar" for the Planner to follow.
- D. Other Threshold Changes:
  - I am supportive of the proposal for Industrial and Institutional sites.
  - Affordable Housing: **This is probably my most critical concern about the proposal.** Contrary to the statement that affordable housing projects are held to a higher standard, the norm has actually been that design suffers.
    - In my 4 years of experience on the East Board, I encountered several affordable projects and two in particular that required follow-up with the Applicant by the Board Chair and the Planner in a City-sanctioned process outside the public meeting. In both cases we encountered questionable design decisions inconsistent with the Guidelines and I saw no evidence of those Applicants holding the project up to a "higher standard" for design or durability. One in particular which was a SHA project, simply did not meet the Guidelines and was executed with materials and detailing that is unlikely to weather well. The project screams "affordable" and is not a positive component of the urban fabric.
    - As evidenced by the Federal Avenue example above, an Administrative process is not necessarily effective and "trusting" that placing an affordable project into that process will result in a design that meets the Guidelines is questionable.
    - I am supportive of a Hybrid process in lieu of an Administrative or Full design review process or, alternatively and perhaps more effective, priority scheduling for Full design review. **I am NOT supportive of Administrative Review for Affordable Housing.**

- Despite our current process of Full design review, we should acknowledge that Seattle is full of affordable projects inconsistent with the Guidelines. To yield a better city, it's important that these projects be held to the highest standards and not be considered as "second-class" projects simply because they provide affordable places for people to live. Their role in our urban fabric is as critical as any project as is the ability to hold our affordable projects up as equals to market housing. Other cities have accomplished this and we should not relax our standards here.
  - In lieu of going to an Administrative process, the public process is a critical component for affordable housing to fit into our city effectively.
  - In reading what qualifies as "affordable", I caution that precision is warranted in defining what qualifies as "affordable" or "public funding". There is a big opportunity for projects which are not fully or truly "affordable" to slip into this category.
- E. Streamline Design Review: I am supportive of the elimination of this process as proposed.
- F. Proposed Design Review Thresholds Table: I am supportive of the thresholds proposed for Living Building Pilot projects.

## **2. Early Community Outreach:**

- A. I suggest that the dialog with established community groups (ie: Belltown, QA, PPUNC etc.) be stipulated as the basic default requirement in neighborhoods where those organizations exist.
- B. I am supportive of the suggestion that the Applicant host a meeting is an effective means of outreach.
- C. The definition of "Focus Group" needs to clearly indicate that it is made up of the community and not just a "marketing" focus group.
- D. The recommendation refers to outreach occurring before advancing to the EDG "meeting" but does not appear to address Administrative process if Hybrid.

## **3. Board Composition & Structure:**

- A. I am supportive of a strict policy for attendance. For instance, allow up to 2 absences and then replace. This was indeed a problem for us on the East Board because the development representative was seldom able to attend and led to inconsistency in having that "voice" in the room.
- B. I suggest that the City make better use of "emeritus" members as floaters to fill empty seats. In concert with this, the City should develop a better process for commitment to a specific meeting so that these floaters have time to prepare. In my experience, I would get a call the day or only a couple of days before a meeting and, thus would come in "cold".
- C. Two-way dialog is a good idea. We have actually tried this on a few projects we presented to the West Board and it works.
- D. Consider re-structuring the presentation format to reduce the time that applicant presents the site, the context etc. These are addressed in the packets and are reviewed by Board members before the meeting. The public has the opportunity to review the same.
- E. Training: Consider requirement for new Board members to "sit in" on 2-3 meetings prior to starting their term. Also, please consider the suggestion under General comments above as they pertain to Training.

Mr. Mills  
July 8, 2017  
Page 6

- F. Board Meeting Limits: I agree with the approach, and in particular the idea to not limit if pursuing Departure etc.
- G. Other Recommendations:
  - I support Exceptional Trees to be addressed administratively.
  - Consider a prescribed format for presentations that is clearer and more specific. I see that this has been set aside for now but encourage that it be implemented.
  - Dedicated note taker is a good idea and I would encourage that this be implemented ASAP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wolf Saar', with a stylized, cursive script.

Wolf Saar, AIA, LEED AP  
East Design Review Board Chair (emeritus)

## Ghan, Christina

---

**From:** Mills, William  
**Sent:** Monday, June 26, 2017 10:04 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: I oppose the modifications to design review.

**From:** Jennifer Scarlett [mailto:trentjen@yahoo.com]  
**Sent:** Saturday, June 24, 2017 12:32 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** I oppose the modifications to design review.

06/24/2017

*My name is Jennifer Scarlett, and I am a resident of the South Park, Seattle neighborhood. I have researched the proposed changes to Design Review, and thier relationship to the MHA Rezones of my Neighborhood. Design Review is listed as a mitigation tool for reducing adverse impacts from MHA development, but clearly you are raising the threshold for design review for South Park, and removing the Community from the process. This makes Design Review an ineffective tool for mitigating adverse impacts from Rezone Instigated Development.*

*Your amendments to the land use code taking power of design review away from the community are unethical, and irresponsible.*

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Sincerely,*

*Jennifer Scarlett*

[trentjen@yahoo.com](mailto:trentjen@yahoo.com)

*1045 S Sullivan St. Seattle WA 98108*

*206-851-1060*

[Sent from Yahoo Mail on Android](#)

## Ghan, Christina

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**From:** Hugh Schaeffer <hugh@s-hw.com>  
**Sent:** Friday, June 30, 2017 12:17 AM  
**To:** Podowski, Mike  
**Cc:** Ghan, Christina; Rutzick, Lisa; Wentlandt, Geoffrey  
**Subject:** Design Review Program Improvements  
**Attachments:** NEBoard-Memo.pdf

Mike –

Thank you for the opportunity to provide feedback on the proposed Design Review Program Improvements. I've attempted to be as concise as possible with my comments, but it's still a bit of a list. My firm takes a lot of projects through Design Review – from a triplex going through Streamlined Design Review to a 120 unit apartment building going through a Contract Rezone, we've covered the spectrum.

While I appreciate the intent to make the program better, this changes very little. The reduction in time and cost to producing housing in Seattle is negligible. The Design Review program is incredibly onerous and there is a direct impact on the cost and time it takes to create housing. These changes, while it's a lot of text it's not a lot of change. More than anything I think the Design Review Program needs a change in leadership - if the City's intent is truly for Design Review Program Improvements there need to be management changes as well. There needs to be fresh ideas brought in, people who are willing to look at Seattle as a booming City, not a suburban planned development. In terms of outcome – has the program made buildings better? Has it made the City better? I can provide countless instances where it was the exact opposite. The Design Review program and guidelines are based on suburban principals of predictability and control – you know the John McMorrough quote; "The city has twice been humiliated by the suburbs: once upon the loss of its constituents to the suburbs and again upon that constituency's return. These prodigal citizens brought back with them their mutated suburban values of predictability and control." You can see it all around the City – projects literally look like they want through Design Review. This is a City, we have the opportunity to be a major metropolitan city if it is allowed. This is exciting, things are changing faster than ever, let it breathe a little bit. The housing and affordability crisis is another ten paragraphs, but I know you've received ample letters about how Design Review impacts that already.

While I have fundamental oppositions to the program and it's management as briefly summarized above, I have outlined specific concerns and suggestions below – all of which I think are very reasonable. Several of the comments below relate to a specific interpretation of what is reviewable by the Board that we learned of just this week. According to Lisa Rutzick Building Code review is an appropriate part of the Design Review process, ie a Board member may, with or without expertise question the applicant on Building Code compliance. While reviewing Building Code items as part of Design Review is laughably illegal this is the current interpretation by the director of the program. I've attached a PDF of my correspondence with Ms. Rutzick for you reference. If the City's intends to defend this, there are massive changes that are going to be need to the code, to the Design Guidelines etc.

**23.41.004 / Table A / A.1. Context. C. Lot is in a zone with a maximum height limit 20 feet or greater than the zone of an abutting lot or a lot across an alley. (p7, line 5 down).** The 20' requirement is going to push a lot of projects into a more intense Design Review process. Every NCx-65 zone next to a NCx-40 zone is now subject to a more intense Review process despite the fact that it is a natural transition and was in fact designed that way. Additionally, a MR zone next to a NCx-40 would also go into a full review despite the fact that the NC use has a higher FAR and is a more intense use. While I support the general change to a SF basis for Design Review thresholds, the land-use code relies heavily on the concept of *intensity of use* (take for example the 15' rear setbacks between a NCx-40 and LR3 lot even if the height limit is the same). Additionally if MHA goes into effect and we are looking at a transition from NC-55 to NC-75, with the wording of 20 feet or greater this would apply to every NC-75 lot abutting a NC-55 lot. I would recommend the code be revised to read more than 25 feet so we don't have an excess of projects going through Design Review because of a height limit

transition that SDCI itself instituted, if nothing it should be listed as *more than 20 feet so that under MHA a 75 to 55 zone transition does not push a project into a more intense review.*

**23.41.004 / Table A / B & C.** The sf thresholds seems to be very arbitrary and will in fact push projects that would have gone through Streamlined Design Review into a more intense process adding both time and money. It will most likely result in developments being carved up into smaller developments but having twice the amount of driveways etc. Take for example an 8 unit townhouse project, the GFA would be approx. 12,000 sf, it would either go through Hybrid or Administrative Design Review. It is unlikely any of my clients will want to do this, most likely we'd subdivide the lot and do two developments, have two driveways etc. and skip the entire process. Please refer to projects #3014966, #3016712, #3020587. Additionally, because of how difficult the Design Review program is in general I would expect to see developments continue to shrink developments in order to avoid the time and cost. I would recommend increasing all thresholds by 2k-5k sf to avoid further hindering such developments or forcing developments to be subdivided into multiple.

**23.41.008.** The Director's Report & Recommendations talks a lot about training of Board members. The HALA report recommended changes dealing with the professionalism of the Board. The code makes no mention of it. It has become clear to us that Board members either lack training or perhaps are not trained at all. I put in a Public Record's Request for the training records only to find that Ms. Rutzick does not maintain them. I would recommend that the required training sessions for Board Members be part of the Code and that SDCI be instructed to maintain records of the training.

**23.41.008.A.2.** Per Ms. Rutzick's inclusion of Building Code issues into the Design Review process the Design Guidelines (guideline priorities) will need to be redone to include building code items like exiting, non-skinning butyl sealants etc. I am not including any specific recommendation on this because the inclusion of Building Code review as part of Design Review is blatantly illegal and I doubt the City's legal dept. will attempt to defend it.

**23.41.008.B.3.** Again per Ms. Rutzick's interpretation of Design Review, Board members also need a familiarity with Building Code requirements. I am not including any specific recommendation on this because the inclusion of Building Code review as part of Design Review is blatantly illegal and I doubt the City's legal dept. will attempt to defend it.

**23.41.008.C.3.** Based off of personal experience Lisa Rutzick will not remove anyone from the Board. I would recommend this be modified to add that a Board Member can be removed for disregarding the purpose and intent of Design Review by introducing non-reviewable items into the discussion or using the opportunity to lecture applicants. There is actually a hilarious story behind this where a Board chair lectured me (I was not allowed to defend myself) on how we didn't respond to the Guidance from EDG and then was subsequently shut down by the rest of the Board who acknowledged everything we'd accomplished. I'm happy to forward you those emails if you'd like. \_

**23.41.008.E.3 / Table B.** SDCI (and DPD, DCLU before...) have always pushed that the intent of Departures is to make a project that better meet the intent of the Design Guidelines. By allowing unlimited meetings because Departures are requested you are essentially diminishing their impact and use as a tool to make better developments. If there is not a cap on meetings where we request departures we will make every effort to avoid them even where it would make for a better development. Developers don't like uncertainty, if the meetings are capped without departures that is the most likely route we will take. I would recommend removing the clause that requesting Departures can lead to an unlimited amount of Board meetings.

**23.41.008.E.4.** This clause negates Table B. It is so open ended that a planner or Board, for multiple reasons, can require more meetings. Meetings frequently run late, largely because the Design Guidelines (and neighborhood specific guidelines) take forever to get through. With the clause a Board could simply say they didn't have enough time (even if this is because of their own mismanagement) the meetings could go on indefinitely. This adds months to project review and a substantial amount of money which translates to higher housing costs. I would recommend removing the clause in it's entirety.

**23.41.008.F.4.C.** This should be spelled out in the code and not left to a rule. It's not an afterthought and shouldn't be pushed through as a Director's Rule. I appreciate that an effort is being made to have a written rule as it has always been variable and dependent on the planner. I would recommend the rules of what constitutes a major or minor modification to the design be part of the Land-Use Code.\*

**23.41.014.B.3 (as well as the sections on Administrative/Hybrid etc.).** Allowing what is required in a Community Outreach plan to be a Director's Rule is problematic. While the Director's Report identifies items that can be used to fulfill the requirement, there is no telling what will end up in the Rule itself. These requirements need to be part of the code and not be done as either judicial or non-judicial rules. If I had any faith in the management of the Design Review program to make rules that do not further encumber development it would be different.\*

**23.41.014.C.3 (as well as the sections on Administrative/Hybrid etc.).** See above. Leaving the management of the Design Review program to decide what is required is so open ended that anything could be required. Unfortunately the management of the Design Review Program has used non-judicial rules and requirements to extend the code and sometimes blatantly disregard the code. For example The Design Review Program management had a checklist of 'Requirements' for EDG packets that required that we have 3 alternatives despite the fact that 23.41.014.B.4 explicitly says the opposite. When I questioned this blatantly illegal extension of the code in a non-judicial document it was changed from 'requirements' to 'checklist' The previous code limited what could be request, the proposed code leaves it so open that we have no idea what to expect. The requirements need to be in the Code, not in a Rule.\*

**23.41.014.E.2 (as well as the sections on Administrative/Hybrid etc.).** Same issue as above. These items need to be spelled out. The requirements need to be in the Code, not in a Rule.\*

**Elimination of Streamlined Design Review.** While I agree with the City that the SDR program is not effective for creating better designs it does allow for some small adjustments to the code that are a Type I decision. While the program is time consuming and costly, it is not nearly as bad as going through Administrative Design Review and running the risk of a Type II decision. I would recommend retaining the Streamlined Design Review program as an optional program if a developer want's to pursue 'adjustments' to the code on a small development.

\*WE CANNOT ADEQUETLY REVIEW THE CHANGES TO THE CODE UNLESS WE KNOW THE CONTENT OF THE PROPOSED RULES. I am requesting SDCI if nothing else release drafts of these rules as part of the legislative review. While I understand using quasi and non-judicial rules is convenient for SDCI, these aren't little things, they have major cost and schedule implications. The code as written is incomplete. There's no way even the DNS can even be considered when so much is left as a Rule to be made later.

Thank you for your time. I will be on vacation for the next few weeks, but if you would like to discuss any of these items further I will make myself available.

Hugh Schaeffer | Principal  
**SHW** | o 206 329 1802 | c 206 214 6861 | s-hw.com  
1101 E Pike St #200 Seattle WA 98122

## Hugh Schaeffer

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**From:** Rutzick, Lisa <Lisa.Rutzick@seattle.gov>  
**Sent:** Wednesday, June 28, 2017 4:51 PM  
**To:** Hugh Schaeffer  
**Cc:** Torgelson, Nathan; Torres, Crystal; Bolser, Shelley  
**Subject:** RE: Design Review - NE Board

Hi Hugh,

Thank you for your email expressing concerns with a Design Review Board member. I have discussed this issue with Crystal and other staff for their feedback. My conclusion, however, is that Mr. Blank's conduct is not inappropriate, nor does it warrant his removal from the Board. I understand this is not the action you were requesting, but I am hoping that moving forward, you will be able to continue to engage with the Design Review program effectively and constructively.

Respectfully,  
Lisa



**Lisa Rutzick** | Design Review Program Manager | Seattle Department of Construction & Inspections | City of Seattle | 206.386.9049

As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities.

---

**From:** Hugh Schaeffer [mailto:hugh@s-hw.com]  
**Sent:** Monday, June 19, 2017 11:04 PM  
**To:** Rutzick, Lisa <Lisa.Rutzick@seattle.gov>  
**Cc:** Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Torres, Crystal <Crystal.Torres@seattle.gov>; Bolser, Shelley <Shelley.Bolser@seattle.gov>  
**Subject:** Design Review - NE Board

Lisa –

I'm writing about an issue we have discussed before, and unfortunately it appears no action was taken. Mr. Eric Blank, now chair of the NE Design Review Board has continued to disregard the rules and intent of Design Review and used his position to push non-design related issues as well as use it as a pulpit to lecture applicants. I am asking again, along with the previous request from a client, that Mr. Blank be removed from the Board immediately. I will take you at your word that you discussed the previous issues we had with him, as such he has continued to disregard the purpose and intent of Design Review and needs to be removed without hesitation.

You know the history behind #3021273 and I assume many others though they may not have taken time to object to Mr. Blank's behavior. Without rehashing the history there are emails dated from early January I am happy to reforward detailing Mr. Blank's behavior and disregard for Design Review protocol. Following our y phone call on 2/10/17 I was under the assumption you would be speaking to Mr. Blank regarding these issues as well as explaining to my client that in fact the ADA and other Building Code discussions were inappropriate discussions for Design Review. You never followed up with my client as we discussed on the phone 2/20 and I can only assume neither with Mr. Blank.

Pursuant to Ordinance 116909, SMC 23.41.002  
The purpose of Design Review is to:

- A. Encourage better design and site planning to help ensure that new development enhances the character of the city and sensitively fits into neighborhoods, while allowing for diversity and creativity; and
- B. Provide flexibility in the application of development standards to better meet the intent of the Land Use Code as established by City policy, to meet neighborhood objectives, and to provide for effective mitigation of a proposed project's impact and influence on a neighborhood; and
- C. Improve communication and mutual understanding among developers, neighborhoods, and the City early and throughout the development review process.

At our Recommendation meeting for project #3024705 @ 4710 20<sup>th</sup> Ave NE we were approved without conditions and finished in (a record breaking) 43 minutes. Nevertheless Mr. Blank's behavior continued his previous pattern. Attached is a transcript of a portion of the Q&A period, Crystal has the full audio and I invite you to listen to it, he made other snide remarks about our code compliance later on. In the audio you will find that Mr. Blank makes no attempt to hide that he is asking Building Code questions, in fact he directly acknowledges it. Repeating previous issues we had with him, Mr. Blank used it as an opportunity to lecture me, chiding me because I refuted him for asking Building Code questions. When I objected that Building Code questions were inappropriate for Design Review I was told that "what is inappropriate was my attitude". My attitude in contesting his Building Code questions was not inappropriate, his questions were.

While Mr. Blank attempts to frame the questions as 'helping us' that is not his role and is in fact nefarious. What his questions do, and I believe his intentions are, 1) Situate himself as a voice of authority in front of other Board members who may lack the technical knowledge that he does, 2) Undermine the applicant in front of other Board members and the public by calling into question the applicant's knowledge of the code, 3) Introduces the doubt – if the project isn't Building Code compliant then the project should probably undergo further review.

I believe Mr. Blank's comments are nefarious because his Building Code comments are terrible. I don't believe he has so little understanding of the Building Code that he would ask them. All of the issues raised are fine which we knew and thoroughly vetted prior to the meeting - today we received our Ordinance Correction which none of his issues were brought up because there are no issues. None of the questions should have been asked in the first place. Again the point is only to situate himself as the expert, undermine the applicant and introduce doubt.

Unfortunately, as I learned through my Public Records Disclosure Request you do not maintain training records for Board members, at least not very far back and so there was no record of Mr. Blank having received training. I believe it safe to say that Mr. Blank has not received training, or that the training is insufficient, or he has decided to entirely reject the purpose of Design Review in order to interject his own agenda. Taking you by your word that Mr. Blank has received training, I can only assume that he continues to disregard the purpose and intent of Design Review. As such I believe it is necessary for Mr. Blank to be removed from the Board immediately. I would also add that this has never been an issue (and we do plenty of meetings as you know), no one has ever questioned us on Building Code issues because they understand the purpose and intent of Design Review.

As the Design Review program prepares for major changes, I would like to remind you of the importance of the role of the Board in the creation of housing in Seattle. No changes will be adequate unless SDCI management makes a conscious and proactive decision to pursue the fundamental purposes of Design Review pursuant to SMC 23.41.002. I understand you are protective of Board Members because they are volunteers, but Mr. Blank's behavior and disregard for the Design Review process could easily open the City up to litigation, further dissuade developers from building housing in Seattle thus increasing the cost of housing, and set a precedent where it's not Design Review but also Building Code Review by someone not qualified.

I would like to add that our planner Crystal Torres has been fantastic, none of this should reflect negatively on her. If anything she should be empowered to remind Board members of the rules, purpose and intent of Design Review. This is a systemic management issue, not anything that should reflect negative on her work.

Since the Board change in April we've been in front of the East, NE, NW, & West. That's just the past 3 months. You haven't heard complaints from me on any of those, in fact they've been pretty uneventful. If I did not think that the behavior of Eric Blank was such an issue I would have gladly just accepted that we made it through without conditions (in 43 minutes). But it's a bigger issue, I'm glad we got through but for the City's Design Review program to continue, these issues need to be dealt with and Board members with their own agenda need to be dismissed.

I will be sending comments on the proposed Design Review changes and my concerns related to this issue will be included in those comments. I hope this issue can be dealt with quickly and the City shows some intent to preserve the purpose and intent of Design Review, otherwise any changes are pointless.

I look forward to hearing from you. Please include me on any internal conversations or conversations with Mr. Blank.

Thank you.

Hugh

Hugh Schaeffer | Principal

**SHW** | o 206 329 1802 | c 206 214 6861 | s-hw.com

1101 E Pike St #200 Seattle WA 98122

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:52 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Do not modify the Design Review process

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**From:** Janet Schairer [mailto:j5may@comcast.net]  
**Sent:** Monday, July 10, 2017 10:39 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; ksharma.sawant@seattle.gov; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>  
**Subject:** Do not modify the Design Review process

*Dear people who govern,*

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. Even as things are today, our neighborhoods are being eviscerated one street at a time.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Sincerely,*

*Janet Schairer*

*Eastlake*

## Ghan, Christina

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**From:** Art Segal <northwestart@yahoo.com>  
**Sent:** Friday, June 23, 2017 2:13 PM  
**To:** Ghan, Christina; Rutzick, Lisa; jessica.brand@seattle.gov; Mills, William  
**Subject:** Upzoning and HALA

From the first community meeting that I attended last year, about the U District Upzoning, my sense was that the City of Seattle was already determined to approve and implement upzoning and massive development, for every neighborhood, and that the public meetings were only a formality (I might say a "ruse") to convince the public that the City was truly interested in residents' views and opinions. I had a strong sense that we were being told, "We are going to upzone, but we want to hear what you think." It was not a question as to whether or not to upzone.

Is that correct? Or would the input from Seattle residents at those meetings have changed the outcome, if the majority of opinions were against upzoning and massive redevelopment?

I realize that a City Council vote is necessary for approval, but nevertheless, my impression from the talks by Rob Johnson and others, was that most City Council members strongly supported upzoning, regardless of comments from the floor. And Mr. Johnson did indeed vote in favor of upzoning.

Why do I oppose it?

1. Obviously, *hundreds of current and long-time residents will be forced out of our own neighborhoods*. Where will I go? Where will I live? The entire Puget Sound region has become very expensive, approximately double the cost of ten years ago. Can I afford \$1,600/month for one-bedroom? \$1,900? No. Should I move to Wenatchee or Centralia? How many jobs are there?

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2. 5% to 9% of new buildings/units reserved for low-income applicants/residents, will not be nearly enough to house everyone who cannot afford \$1,600 for a studio apartment. Not even close. It's obvious from these figures - 5%, 6%, 9% - that the City of Seattle is not serious about housing or livability. Only very high-income workers will be able to afford any of the upzoned neighborhoods.

Am I correct? Check the figures. Where will I and about 800 other long-term UW residents, of low-middle income, live? Not in the new buildings - if only 9% maximum will be reserved for our income level.

Do you think people are stupid? That we cannot see the truth? The truth is very obvious. This is not about affordability at all. It's about corporate greed on the part of wealthy developers. That's what HALA is really about.

And we all know that. I personally do not believe that my "input" and "comments" make the slightest difference in the massive redevelopment that is being planned right now, for the entire City of Seattle. Nothing can stop it, except leaders who do not believe that it's in our best interest.

3. We do not need to tear down dozens, or hundreds, of old wood frame, brick and tudor-style houses in every residential neighborhood - which is happening every day - and replace them with 34-unit ugly boxes. Single-family homes - although no longer PC - are the historical backbone of the Middle Class. There are vast areas of Seattle which can be developed - but instead, you are taking down every old residential neighborhood. You are letting homeowners sell to developers, with the mantra of "affordability" and "livability." This will damage "livability" by greatly increasing the number of residents in neighborhoods not designed for 34 times more people - not to mention parking - and will definitely not be "affordable."

It's clear what this is all about: money. Big money. Not us, not people, not Seattle residents. We're just in the way. That is very clear.

I'm in the Middle Class, or I was, that is. In the past 10 years I've sunk lower and lower toward probably homelessness. I don't see your massive development plans and HALA and Upzoning, helping me at all in the years to come. I don't see HALA and Upzoning saving me from being forced out of my apartment and the entire U District, and probably Seattle entirely. Thank you very much for that.

So I have many solid reasons to oppose HALA, Upzoning and your other big plans. You just want to wipe out Seattle as we know it, and replace it with brand-new monstrous buildings everywhere, and my gut feeling is that people like me, long-time residents, can just go to Hell. If I'm lucky, I might find a place in Renton, Kent or Tukwila but that will be very tough commute.

Am I wrong? Please correct me if I'm not seeing the picture clearly.

Art Segal  
1100 NE 47th Street No. 209  
Seattle, WA 98105

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:45 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: No to Design Review Process amendments

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**From:** Linda Sewell [mailto:linda@inhousedesign.com]  
**Sent:** Monday, July 10, 2017 7:27 AM  
**Subject:** No to Design Review Process amendments

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The proposed changes look more like a shortcut than a streamlining of the process. How can this promote livability when it severely reduces input from the existing community directly impacted by new development? We must have inclusive design review with checks and balances, NOT just a transaction between developer and the city. Without it, there is no guarantee we will strengthen the character and quality of neighborhoods while adding housing & commercial spaces.*

Linda Sewell  
3926 Densmore Ave N  
Seattle WA 98103

Sent from my lilyPad

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:53 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed changes to the design review for developments

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**From:** Michelle Sink [mailto:michellesink@hotmail.com]  
**Sent:** Monday, July 10, 2017 11:03 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed changes to the design review for developments

Mr. Mills,

I am a home owner in the city of Seattle. I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle. I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Michelle Sink

13533 41st Ave NE

Seattle, WA 98125

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:34 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Concerns regarding the amendments to the Land Use Cod as proposed

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**From:** Catherine Smith [mailto:catsmith44@hotmail.com]  
**Sent:** Sunday, July 09, 2017 8:26 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Concerns regarding the amendments to the Land Use Cod as proposed

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement*

Catherine Smith

1409 N 46th St

Seattle, WA 98103



## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, June 21, 2017 5:00 PM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: NOTICE OF LAND USE CODE TEXT AMENDMENTS RELATED TO DESIGN REVIEW AND DETERMINATION OF NON-SIGNIFICANCE

FYI

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**From:** David Smukowski [mailto:davidsmu@mindspring.com]  
**Sent:** Wednesday, June 21, 2017 4:56 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** NOTICE OF LAND USE CODE TEXT AMENDMENTS RELATED TO DESIGN REVIEW AND DETERMINATION OF NON-SIGNIFICANCE

Mr. Mills,

Thank you for this unique opportunity to comment on the proposed design review process. Given the complexity of the discussions, I suspect no comment will alter what it is going to do.

Effectively it throws out the last shred of urban planning, neighborhood nature and character, and does not address the uniformity of demand. In effect, an assault on neighborhood character will speed up in areas with the highest desirability, and as such the highest rents, under the banner of more affordable housing.

It is a significant blow to the environment due to impervious surface replacing grass and trees, storm drains never intended to handle the excess runoff and sewer back ups creating health hazards.

As stated in the executive summary, a century of boom and busts and the ensuing economic and social disaster and recovery. We have had poor farms (IE Boeing Field), we have had flop houses (converted mansions on the hill). The difference here is that for the first time, neighborhood character, amenities (parks, roads and centers) are not considered. No planning. No design. Just create cheaply built, poorly designed, but high rent facilities in nice neighborhoods. Twenty years from now they will be run down hulks, with diminished tax collection.

Thank you,  
David Smukowski

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:51 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: sally.bagshaw@seattle.gov time.burgess@seattle.gov mike.obrien@seattle.gov kshama.sawant@seattle.gov lisa.herbold@seattle.gov bruce.harrell@seattle.gov debora.juarez@seattle.gov rob.johnson@seattle.gov lorena.gonzales@seattle.gov

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**From:** Gregg Stewart [mailto:gregg.stewart@yahoo.com]  
**Sent:** Monday, July 10, 2017 10:21 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** sally.bagshaw@seattle.gov time.burgess@seattle.gov mike.obrien@seattle.gov kshama.sawant@seattle.gov lisa.herbold@seattle.gov bruce.harrell@seattle.gov debora.juarez@seattle.gov rob.johnson@seattle.gov lorena.gonzales@seattle.gov

I have owned a home in Wallingford since 1983, while it has been a rental for many years now I am remodeling it to be my retirement home. The proposed changes in the zoning codes are unsettling. When combined with the Grand Bargain HAVA MHA upzone and new zoning definitions it is my understanding that 40+ foot tall, zero-lot-line developments will be allowed next to single-family homes without any kind of notice, review, or public hearing. It is hard to imagine what this built environment would be like but it is for sure it will negatively impact the livability and quality of our city. The community has a right to participate in the approval process. I ask that you prevent these rules changes from occurring. Thank you

Gregg Stewart

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Thursday, June 08, 2017 11:04 AM  
**To:** Ghan, Christina  
**Cc:** Rutzick, Lisa  
**Subject:** FW: Design Review changes

Hi Christina and Lisa – As the comments come in on the proposed design review amendments, I will share them with you. This one appears to be primarily process focused.  
Bill

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**From:** Aaron Swain [mailto:aswain@weberthompson.com]  
**Sent:** Thursday, June 08, 2017 9:13 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design Review changes

Dear Mr. Mills,

I appreciate most of the revisions being proposed to Design Review in order to streamline the process—it's good to have processes change, with the intent of retaining the integrity of the system.

That said, I am concerned about the “hybrid” Design Review with Administrative EDG, followed by a Public DRB Recommendation. It would seem to benefit the process better to receive formal public comment earlier in the process, and allow for the administrative review to clean up the details—having to change the massing of a project has huge implications to other processes occurring simultaneously with design review.

I hope the committee/board/council will consider flipping the order of these reviews under the hybrid scheme. Otherwise, I look forward to working with the city through this new process in the near future.

Sincerely,

**AARON SWAIN** AIA, LEED® Green Assoc.  
Associate

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## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:29 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review SEPA Comments

**From:** Patrick Taylor [mailto:p.walchtaylor@gmail.com]  
**Sent:** Monday, July 10, 2017 10:01 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Design Review SEPA Comments

To whom it may concern,

When I first read about design review reform I had big hopes for improvement. The system as it stands is expensive, cumbersome and ineffective. I see it adding very little to the quality of design in the city. Much of Portland, OR is exempt from design review and produces work of equal if not better quality. The bill as proposed is contrary to the intents outlined in HALA to remove barriers to producing housing and may even make it worse in some cases. The worst is that it privileges single family home owners at the expense of multi-family housing - a continuation of a classist zoning system.

That being said there are some positive aspects:

- Switch to square footage as the threshold for all project types. Very important.
- Elimination of SDR for 3+ townhouses. This will take away the incentive to do single family clusters, put all townhouse/rowhouse types on equal footing.

But it does not make up for the bad elements :

- Eliminating Streamlined Design Review as an option is a terrible idea. SDR is the one form that actually works reasonably well. We should retain SDR and use it for the lowest category of review (less than 20,000sf). Opting in to SDR to get a little bit of design flexibility is a great option for many small projects. The step up from “no process” to “administrative design review” is punitive & creates a “good ideas to the back of the line” penalty for innovative projects. SDR was created in first place because ADR is prohibitively time consuming and costly. It makes no sense to remove this tool from the toolkit.
- The thresholds haven’t been raised. In many cases they have been lowered, with some projects that formerly would have no design review or streamlined design review ending up in ADR or the new Hybrid DR. I don’t see how “Hybrid” design review is meaningfully different than full DR & could in fact end up being worse, as applicants must now satisfy two boards instead of one.
- Single Family homes continue to be enshrined with special considerations, triggering more extensive reviews and an unlimited # of DR meetings for projects adjacent or across the street from

single family. This privilege granted to serve the parochial interests of single family homeowners is indefensible.

- The limit on # of meetings is not real. The next sentence in the code allows for more meetings if more meetings are considered to be necessary, if the project is near single-family zoning, etc.
- Required community outreach? What exactly is DR if not the facilitated community outreach? If it's not, why are we doing it? The HALA goal is about less process, not more. Once the Directors Rule is developed for what must be done, how everyone must be included, how much notice must be given, what facilitation must be provided, how it must be documented, etc., I am concerned this will be a bureaucratic bungle, adding yet another hoop to jump through with little value added.
- The DR thresholds change to square footage, but the SEPA thresholds are still based on unit count, creating a complex overlay that is likely to create perverse incentives as developers seek to duck below multiple overlapping process triggers.

Reform of the process consistent w/ the HALA goals must raise thresholds in a meaningful way to put more projects in a streamlined or administrative process, reserving the public board process for only the largest projects. I'd suggest the following:

- Less than 12,000sf – no DR (A 12,000sf threshold would take most 8 unit RH/TH developments out of DR process).
- 12,000 -20,000 – SDR (This will keep most small infill apartment projects in Streamlined DR process.)
- 20,000 – 40,000 – ADR (This will keep most mid-scale apartment projects in an administrative path, out of the public process)
- Greater than 40,000sf - Full DR.

Thank you for your time and consideration. I hope that this is a still evolving process and that the comment process is not just going through the motions but rather an honest chance to effect the outcome.

Patrick Taylor

4633 S. Fontanelle ST

Seattle, WA 98118

## Ghan, Christina

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**From:** fremont <fremont@louploup.net>  
**Sent:** Monday, July 10, 2017 11:07 PM  
**To:** Mills, William; Ghan, Christina; Rutzick, Lisa  
**Subject:** Design Review Program Proposed Changes

I am writing to comment on the proposals to revise the design review program (DR), released on June 8, 2017. These proposals were released well over a year and a half after the last public outreach concerning the proposed changes. The documents listed at <http://www.seattle.gov/dpd/codesrules/changestocode/designreviewprogramimprovements/projectdocuments/default.htm> as being from "March 2016" were issued in 2015.

In the interest of facilitating an improvement to the design review program, a few of us from Fremont and Wallingford worked on the issue since we supported many of the proposed reforms on the table in late 2015. However, at a meeting with constituents from this community on June 20, 2016, PLUZ Chair Johnson informed us that no action would be taken on design review changes until late 2018, after the MHA up zoning. Other than that meeting, I am not aware of any communication between the City and public about these proposals between the Fall of 2015 and June 8, 2017.

During that time, the MHA zoning proposals have moved forward, with a DEIS issued on the same day (June 8, 2017) as the proposed design review changes and accompanying SEPA DNS. Not only was there no public engagement as to the content of the proposed changes after October 2015, but the content has been significantly altered. Most of the "improvements" have been removed and the program overall has been weakened. Neighborhood residents and businesses will have less ability to influence the compatibility of new projects with existing communities. Instead, procedural and substantive impacts are certain to increase:

- The number of projects likely to adversely impact neighborhoods will be increased due to higher exemption thresholds and shifts from "regular" to "administrative" design review;
- References and incorporation of neighborhood roles and authorities are weakened; and
- The authority of citizen led Design Review Boards is significantly reduced in both quantity and quality in favor of deference to City employees.

The original (2015) proposals for improving the DR process, such as boundary changes and increasing neighborhood representation, have been dropped. The currently proposed changes are a step backwards, not an improvement.

Of even greater concern is that the MHA DEIS relies on the DR process for mitigation of adverse impacts likely to result from a city wide up zone. The DEIS expressly and repeatedly relies on DR to help reduce adverse impacts to "insignificance." You have avoided inclusion of detailed analysis of the potential adverse impacts of the proposed changes to the DR program by issuing a DNS on top of a DEIS that relies on DR for mitigation. It is incumbent on the City to include that impact analysis in the FEIS for the MHA action; changing the DR mitigation relied on by the MHA SEPA review midstream is untimely and inappropriate.

Thank you for your consideration,

--

Toby Thaler, Esq.  
Natural Resource Law and Policy  
PO Box 1188  
Seattle, WA 98111  
206 783-6443 cell 697-4043  
[toby@louploup.net](mailto:toby@louploup.net)  
[www.linkedin.com/in/tobythaler](http://www.linkedin.com/in/tobythaler)  
Profil



## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:45 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Land Use Code amendments

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**From:** Sabrina & Shane [mailto:sabrinashane@usa.net]  
**Sent:** Monday, July 10, 2017 7:05 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Land Use Code amendments

**Dear Mr. Mills,**

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process. The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces. I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood. When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring. Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

*Seattle resident,  
Sabrina Tissot*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Wednesday, June 28, 2017 10:42 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: In opposition to the amendments to the Land Use Code (Title 23 SMC)

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**From:** tjhemmen\_81@comcast.net [mailto:tjhemmen\_81@comcast.net]  
**Sent:** Tuesday, June 27, 2017 9:44 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** In opposition to the amendments to the Land Use Code (Title 23 SMC)

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city – just as it has in San Francisco, which is now infamous for its wonky, dysfunctional zoning. I recently spoke with a family that has moved here from San Francisco to escape that development mess -- only to discover, to their dismay, that Seattle is seemingly heading the same direction. We can be smart about this, and not repeat other cities' mistakes.*

*The right of the community to be able to participate in the approval process for decisions that directly affect them is absolutely basic. Seattle residents support, with money and volunteer time, the city's charitable organizations; our kids form work teams and clean its parks – we a part of, and deeply invested in the welfare of our community. I ask that you prevent these rule changes from occurring, and protect our basic rights as active members of our community and this city.*

*Please leave the Design Process as it is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, setback requirements are being ignored – eliminating green space and helping create dark, canyon-like thoroughfares, such as on Market Street in Ballard -- and too many loopholes are being exploited by the developers due to poor enforcement.*

*Ultimately, this is a free speech issue. Any City proposal that limits its communities' right to represent themselves concerning changes that directly impact them is not only misguided, it's unconstitutional. Please do the right thing and vote down these proposed changes to the Land Use Code (Title 23 SMC).*

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:58 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to the Land Use Code (Title 23 SMC)

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**From:** Sarah Trethewey [mailto:sarahbtrethewey@gmail.com]  
**Sent:** Monday, July 10, 2017 2:02 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Amendments to the Land Use Code (Title 23 SMC)

To William Mills,

I am a Seattleite, born and raised here, and I have first-hand experience with the Design Review process. A massive 144,000 square foot commercial development has been proposed a block from my home, located in a residentially zoned area in Madison Valley. While the current DR process is cumbersome, time-consuming and expensive in order for the public to get the City to hear the public's comments, the proposed changes to the Design Review process would result in significant deterioration of an already challenging process. Therefore, **I strongly oppose the amendments to the Land Use Code (Title 23 SMC) intended to modify the Design Review process.**

The Design Review Process is meant to bring three perspectives together: the developer, the City, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input from developers, leaving the City with much more input from applicants and far less from the community that will be directly impacted by proposed developments.

My personal experience exemplifies the already significant challenges: In our neighborhood we have spent over 3000 hours, 10's of thousands of community-donated dollars and almost 16 months just to get the City to listen to our valid concerns about one particular development.

Developers should not have more power, while the public has less. This is precisely what the proposed DR amendments would accomplish. Without the checks and balances of design review having *more, not less inclusive* public input, growth **will** destroy neighborhoods. This would be a travesty, hastening the transition of Seattle being the Emerald City of trees and greenery to the Emerald City of money. It is only through the public's inclusion in the process that the character and quality of neighborhoods can be strengthened, and include the urgent addition of more affordable housing **in local neighborhoods** while making sure that commercial spaces are appropriately-sized for the neighborhoods. This addresses the catastrophic emergency of homelessness and the neighborhood displacement of people of color and those with fewer economic opportunities.

I adamantly oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). Living in Seattle, I believe this, combined with the proposed Grand Bargain HALA MHA upzones, along with the new zoning definitions for almost all residential zones and neighborhood commercial zones, will continue our descent into the redevelopment frenzy happening throughout the metro area.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, the proposed rule change would allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This is not some abstract idea: it is almost exactly what is happening across in our neighborhood. I implore you to help prevent these rule changes from occurring. I don't want one more person to have to experience first-hand the demoralizing and painful process that is present-day, nearly un-checked development in Seattle.

**Please leave the Design Process as is.** More important than changing the Design Review Process would be for Council and the Mayor to direct the city to start enforcing design guidelines. Again, I have seen first-hand how too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited because SDCI is not backed up by Council or the Mayor to enforce the already existing guidelines and codes.

Thank you for considering my plea for keeping and helping to enforce the existing Design Guideline process.

Sarah Trethewey

[530 30th Ave E, Seattle, WA 98112](mailto:sarah@trethewey.com)

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:35 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Neighborhood development design review

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**From:** Karen Tsuchiya [mailto:kdtsuchiya@outlook.com]  
**Sent:** Sunday, July 09, 2017 8:29 AM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Neighborhood development design review

Dear Mr. Mills (Bill),

I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.

When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you for considering my comments.  
Karen Tsuchiya  
13727 42nd Ave NE  
Seattle, WA 98125

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:57 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Proposed amendments to Land Use Code (Title 23 SMC)

**From:** Kate Turpin [mailto:kate.turpin.kt@gmail.com]  
**Sent:** Monday, July 10, 2017 12:49 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Proposed amendments to Land Use Code (Title 23 SMC)

Dear Mr. Mills:

Thank you for taking input regarding the proposed amendments to the Land Use Code (Title 23 SMC) to modify the design review process currently in place.

**I would like to register my strong opposition to the amendments.** I am disturbed to see the extent to which the proposed changes would reduce the involvement of affected neighborhoods and communities - not because I don't understand the huge need for more affordable housing and not because I am a "NIMBY" Wallingford resident but because I think the developers in the area have proportionally way too much power and influence already and are not at all concerned with my interests, my community's interests, or the interests of my very real low and middle income friends and neighbors who are more than numbers/averages/ data points. Please don't make that power imbalance even worse.

I particularly oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle. As I write this email, an enormous, non-"affordable" (cheapest one starts at \$750,000) 5 townhouse structure is being built amidst a street of low to middle class bungalows. Without concerted neighborhood effort and pushback on the setback requirements that were being ignored, this structure would have abutted the sidewalk which is a major pedestrian thoroughfare. The resulting balconies overhanging the sidewalk would have created a concrete tunnel rather than light and air which one hopes for when walking outside. Eliminating review for neighborhood developments is a very effective way to destroy neighborhoods which would really be "throwing the baby out with the bathwater."

Please leave the Design Process as is, and instead, start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

Thank you,

Kate Turpin  
Wallingford resident

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:55 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Oppose Design Review Changes

-----Original Message-----

From: Mark von Walter [mailto:mvonwalter@comcast.net]  
Sent: Monday, July 10, 2017 11:28 AM  
To: Mills, William <William.Mills@seattle.gov>  
Cc: Ray Robinson <r.robinson@I-S-D.com>; Sandra Perkins <sandra@slplaw.net>  
Subject: Oppose Design Review Changes

Mr. Mills,

As a long time neighborhood advocate and frequent participant in Design Review meetings, I strongly oppose the amendments to modify the design review process. These changes would eviscerate community involvement in development of our own neighborhoods.

Crucial issues in the proposed changes are the limitation for projects under 10,000 SF to be exempt from local DR review, and projects under 20,000SF subject to only Administrative Design Review. In the Lake City area that scale of projects represents a major segment of potential new development, and it would eliminate community input on those projects. Neighbors living in HUVs and surrounding neighborhoods must be encouraged to constructively comment on development in our own neighborhoods.

The Design Review process can actually be streamlined with better community participation. In Lake City we have advocated, with support of city planning staff, a process to meet with perspective project proponents in order to clarify our concerns before design begins and before DR. The Planning and Development Committee of LCFF meets with project proponents with constructive feedback to provide a clearer understanding of our goals. Committee support for a project ultimately makes administrative review and DR meetings more effective and efficient by minimizing resubmissions and design changes.

Based on my personal experience in constructive neighborhood development, I urge you to reject the proposed DR changes, and support policies which encourage community participation.

Mark von Walter  
Member LCNA  
Co Chair LCFF Planning and Development Committee

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:31 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Land Use Code changes

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**From:** NANCY WEITKAMP [mailto:nancyweitkamp@msn.com]  
**Sent:** Saturday, July 08, 2017 5:21 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Subject:** Land Use Code changes

*I oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.*

*The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces.*

*I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle (a four story apartment house is under 10,000 square feet). I live in Seattle, and I believe this, combined with the proposed Grand Bargain HALA MHA upzones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to an unchecked and un-reviewed redevelopment frenzy in my neighborhood.*

*When combined with the Grand Bargain HALA MHA upzone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.*

*Please leave the Design Process as is, and instead, direct the city to start enforcing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.*

Nancy Weitkamp

12711 42nd Ave NE

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:30 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Amendments to the Land Use Code (Title 23 SMC)

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**From:** Rich Werner [mailto:rich@werner2.com]  
**Sent:** Saturday, July 08, 2017 4:52 PM  
**Subject:** Amendments to the Land Use Code (Title 23 SMC)

We oppose the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the **community**. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review, growth can destroy neighborhoods. With them, they strengthen the character and quality of the neighborhood while adding housing & commercial spaces. Developers do not have to live next to their projects and experience the impact.

It appears that this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The **community** (tax paying citizens) has a right to participate in the approval process. We ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, **direct the city to start enforcing design guidelines**. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement. Having a single person able to approve “departures” (more appropriately titled code violations) is a bad idea.

This is yet another sell out to the developers and is not in the best interest of the residents and tax payers of Seattle. If you support this proposal you can prove that you think it is in the best interest of Seattle taxpayers by agreeing to having 40 foot walls erected on 3 sides of your property – we would be happy to select where the walls are located.

Richard and Laura Werner  
7739 – 26<sup>th</sup> Ave NW  
Seattle, WA 98117  
**206-789-6310 - office**  
206-786-0081 - cell/text

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 9:32 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Modifying the design review process of the Land Use Code

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**From:** Ben [mailto:ben.wildman@comcast.net]  
**Sent:** Saturday, July 08, 2017 6:14 PM  
**To:** Mills, William <William.Mills@seattle.gov>  
**Cc:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Subject:** Modifying the design review process of the Land Use Code

My name is Ben Wildman. I am a 35+ year resident of Seattle and I vote in all elections. I am writing to express my opposition to the amendments to the Land Use Code (Title 23 SMC) to modify the design review process.

The Design Review Process is meant to bring three perspectives together, the developer, the designer, and the community. The proposed changes drastically reduce the involvement of the community, creating an imbalance of input. Without the checks and balances of inclusive design review by the community, growth will destroy our neighborhoods. With community involvement in the review process the character and quality of the neighborhood can be maintained while adding housing & commercial spaces.

I oppose the proposal to eliminate design review for developments less than 10,000 square feet within Seattle. I believe that eliminating design review for developments less than 10,000 sq ft combined with the proposed Grand Bargain HALA MHA up-zones and new zoning definitions for almost all of the residential zones and neighborhood commercial zone, will lead to un-checked and un-reviewed redevelopment frenzy in my neighborhood.

**I am an owner of and resident in a 5 unit apartment building built in 1908 in the Eastlake area. My property taxes for 2015, 2016 and 2017 were/are as follows: \$9,478; \$11,467 and \$13,837, respectively. I am retired and would like to continue to own and live in my building. If the rapid and dramatic increase in property tax continues at the 21% increase per year, I will be forced to sell my property and move where? And where will my long term tenants move? I am not against housing growth. I am against housing growth that forces work-force people such as me and my tenants to move out to enable huge up-zoned construction projects in residential areas.**

When combined with the Grand Bargain HALA MHA up-zone and new zoning definitions, this rule change will allow 40+ foot tall, zero-lot-line developments to appear next to single-family homes without any kind of notice, review, or public hearing. This type of development will negatively impact the livability and quality of the city. The community has a right to participate in the approval process. I ask that you prevent these rule changes from occurring.

Please leave the Design Process as is, and instead, direct the city to start enforcing existing design guidelines. Too many departures are being granted, too many setback requirements are being ignored, and too many loopholes are being exploited due to poor enforcement.

## Ghan, Christina

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**From:** Mills, William  
**Sent:** Tuesday, July 11, 2017 10:28 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** FW: Design Review comments due June 10

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**From:** WilliamsNiki@aol.com [mailto:WilliamsNiki@aol.com]  
**Sent:** Monday, July 10, 2017 8:27 PM  
**To:** Bagshaw, Sally <Sally.Bagshaw@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; O'Brien, Mike <Mike.O'Brien@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>  
**Cc:** Mills, William <William.Mills@seattle.gov>  
**Subject:** RE: Design Review comments due June 10

Hello Councilmen,

My vote is to keep the Design Review process as is, and instead direct the city to start enforcing design guidelines. Developers are getting too much as in the Grand Bargain , the construction process in their favor . So now the city wants to give them more ways to bypass neighborhood scrutiny. Unacceptable!

I oppose the proposal to eliminate design review for developments under 10,000 square feet within Seattle ( a four story apartment can be under 10,000 square feet), I live in Seattle and have participated in design review and seen depatures granted in the design reviews that should not be granted. Developers are interested in profit and not lasting effects on neighborhoods. That is the city's job with local neighborhoods to monitor building plans and work hard to insure new buildings are built without the need for so many departures and to keep things compatible with surrounding properties.

There are a lot of complaints now from neighbors because the city's design review is too lenient with giving more and more to developers, \We need better enforcement of design guidelines. Growth can destroy neighborhoods without the checks and balances of allowing neighborhoods to be involved in projects less than 10,000 square feet through a fair Design Review process.

The Design Review Board should keep their authority and not be undermined by shifting authority to the Director. Why would the city even consider eliminating public meetings for projects under 20,000 square feet inside urban villages? This is very unfair to any urban village who has the right to be involved in decisions where they live and impacts and outcomes of projects.

29 percent of projects were under 10,000 square feet in the last two years, this is the reason that this size project does need to still be included in design review and not changed or amended.

Local control is needed to continue with Early Design Guidance and Recommendation meetings. The neighborhood needs the highest priority to respect the neighborhood residents and insure compatibility as promised by the city especially in single family neighborhoods and urban villages. Monitoring growth will achieve better results with neighborhood involvement and continuing with the Early Guidance meetings and Recommendation meetings. Keep Design Review as is and balanced decision making.

Thank you Bonnie Williams

## Ghan, Christina

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**From:** Matt <mzinski@gmail.com>  
**Sent:** Thursday, June 08, 2017 9:27 AM  
**To:** Rutzick, Lisa; Ghan, Christina  
**Subject:** Fwd: Proposed Updates to Design Review Program Are Now Available

Good Morning,

I am reading through the draft legislation and to my non-legal background, it appears the language has changed regarding who determines if a project has successfully met the requirements of the Design Guidelines. It has struck all language saying that the Board makes the decision. I also noticed the language about 4 or more of the Board members voting together binds the Director's Decision has been struck.

Unless I'm misreading it, this is a pretty major change that did not find it's way in to the SEPA report.

Can you help me understand this change?

Currently, does the Design Review Board have any authority in the Design Review process? Very specifically, related to departures, recommendations, EDG & REC meeting "approval", Design Guidelines compliance, conditions, and existing trees? If this legislation is passed, would the Design Review Board have any authority in the Design Review Process? Otherwise asked, how would the authority of the Design Review Board change?

Thank you for your time and help understanding this.

Sincerely,  
-matt

----- Forwarded message -----

From: **SDCI Listserv** <[dpdmailer@seattle.gov](mailto:dpdmailer@seattle.gov)>  
Date: Thu, Jun 8, 2017 at 8:35 AM  
Subject: Proposed Updates to Design Review Program Are Now Available  
To: [mzinski@gmail.com](mailto:mzinski@gmail.com)

[View this email in your browser](#)



### **Proposed Updates to Design Review Program Are Now Available**

Draft legislation to modify the design review program is available for public review and comment on our [Design Review Program Improvements](#) webpage and in

## Ghan, Christina

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**From:** William Zosel <bill.zosel@gmail.com>  
**Sent:** Thursday, June 22, 2017 1:57 PM  
**To:** Ghan, Christina; Rutzick, Lisa  
**Cc:** jsfloor@gmail.com  
**Subject:** Design Review Improvements

Hello Christina and Lisa,

I received notice of the next step in the Design Review program modifications through LURC (of which I am a member, but to be clear I am not writing for the Central Area Land Use Review Committee, LURC. This is my own comment at this time.) I know that LURC wants to comment, but the message we received from William Mills, earlier this month, described a pretty short comment period with a deadline of today. We are hoping there'll be a little more time available to make meaningful comments.

Having said that I've only looked at the draft legislation briefly, a couple of things stand out to me:

**1. I am pleased to see that some institutions would be subject to design review in the future. For, as you put it, "this change would help maintain the connection of Design Review to the bulk and scale of development, regardless of use." All good. But why exclude schools?**

I'm a big believer in the ability of Design Review to solve or at least mitigate a lot of problems, real and perceived. The impact of schools on neighborhoods is greater than the impact of social service institutions. The nature of the use, one that attracts large numbers of people coming and going at least twice a day, is greater than most institution uses I can think of. And, I believe, schools are allowed to be located in all zones, even single family zones.

If the Design Review program has all of the benefits which you describe (and I believe it does) then we should use that process to moderate between neighbors and schools when new facilities are proposed and produce a better development that better serves the needs of all.

So, thank you for suggesting that the scope be broadened a little bit but there is no sufficient justification for excluding schools. (I would also argue that religious facilities should be included as well, but assume there are constitutional issues with that.)

Just to give one example with which I am familiar. Seattle Academy, in the Central Area, has expanded several times over the last couple of decades. When they first expanded the neighborhood was able to get the kind assistance of the Director of the Design Commission at the time. Not his job, but he could see that this was an important project and that having an impartial person in the room with some expertise could help produce better results.

More recently, the response of Seattle Academy to very non-threatening approaches to have a conversation with neighbors and with LURC has been to stonewall. Schools know that they don't have to talk to neighbors, so they don't.

The school has erected and is continuing to erect buildings of up to six-stories on lots that are across the street from a lowrise zone where the bulk and scale of development is much less. Development has taken place on 12th Avenue, where there is a Pedestrian overlay. Initially the terms of the P Zone required particular school uses on the street front in order to satisfy the goals of the P Zone. However, that was changed and now any school use is permitted whether or not it promotes pedestrianism in the way the Code intends. I know that the Design Review program does not directly deal with traffic issues (as we are reminded) but it is the case that parking garages and vehicle access can be designed in

ways that minimize impacts. If schools continue to be exempt, there is no forum in which legitimate concerns of neighbors can be discussed and perhaps mitigated.

Schools are great. They can bring vitality to neighborhoods. But, the Design Review program is great and it should be available to schools.

**2. Modifying the threshold for design review to one that is based on size rather than unit count is proposed. You state that the new Code would "discourage developers from proposing a lower number of units on a proposed development site to stay below the threshold, as has been the case in the past."**

Maybe some times, but it's not clear to me whether the proposed changes do what is claimed. For example, a project that was recently proposed in the Central Area (on 14th Avenue just north of East Spring St.) is for twenty-two new townhouses. The entire project includes a site of around 24,000 S.F. As near as I can tell the developer has divided the site into four different parts each of which is, of course, has fewer than eight units and each of which has less than 10,000 S.F.

I know that the movement is away from giving a lot of attention to townhouse developments in design review. But, once again, I think this example of 22 new units, in a Lowrise (LR2) zone where historically there have been a lot of single family and duplex houses, is an example the scope of development where the Design Review program could be helpful.

The description of the Design Review program changes states that one of the motivating factors is to support HALA. In the above example, the site and the zoning could easily allow one or more apartment buildings. However, such a development would have to submit to the time and expense of design review (I would argue, justifiably), but the less-favored 22 unit townhouse development would not. This result appears to be contrary to the goals of HALA.

Thanks for your consideration. If there is additional time to make comments in the near future I would like to take advantage of that.

Bill Zosel