

Addendum to Director's Report

Design Review Program Improvements

This addendum provides refinement of analysis presented in the [Director's Report](#) included in the Design Review Program Improvements legislation, as introduced to City Council on August 1, 2017. The refinements apply to the Analysis section of the report (pages 16-17) and describe the likely results of the recommendations on the number of projects that would go through the Full, Hybrid, and Administrative Design Review processes. The refinements are minor and do not lead us to change the conclusions and recommendations of the Department of Construction and Inspections. All other information in the Director's Report remains unchanged.

This addendum should be read in conjunction with the [Director's Report](#).

DESCRIPTION OF ANALYSIS

The analysis relates to the complexity characteristics used to determine which type of design review a project would go through. Of the 385 projects studied in our 2-year analysis, the complexity characteristics were used to determine the type of design review for approximately 229 projects.

Scale Characteristics

Previous versions of the proposal included a street lot line of 250 ft or greater as a type of "scale" complexity characteristic. In response to comments received on the SEPA draft, we reduced the length of a street lot line from 250 feet to 200 feet. In combination with the other changes, this change resulted in 9 projects shifting from not complex to complex.

Context Characteristics

Previous versions of the proposal included location outside of an urban village or urban center as a type of "context" complexity characteristic. In response to comments received on the SEPA draft, we removed location outside of an urban village or urban center from the list. In combination with the other changes, this change resulted in 13 projects shifting from complex to not complex.

Previous versions of the proposal included the location of a project along a zone edge as a type of "context" complexity characteristic. The department refined the proposal before releasing draft legislation to include zone edges that were either a) abutting or across an alley from a lot in a single-family zone, or b) in a zone with a maximum height limit 20 feet or greater than is allowed on an abutting lot or a lot across an alley. In combination with the other changes, this change resulted in 29 projects shifting from complex to not complex.

SDCI DIRECTOR'S REPORT (excerpt from pages 16-17, link [here](#))

Proposed Thresholds

The proposal would reduce the number of projects that would be required to go through Full DR, allowing a large portion of projects to be reviewed through the Hybrid and ADR processes. Under the proposal, 41% [updated: 37%] of projects would go through the Full DR process, 23% [updated: 22%] would go to Hybrid, and 7% [updated: 12%] of projects would be reviewed through ADR. The proposed minimum threshold of 10,000 sf would reduce the number of projects subject to Design Review by approximately 28%. The vast majority of these include fewer than eight units (83%) or are located in a Lowrise (LR2 or LR3) zone (82%). Any residential development in lowrise, midrise, and highrise zones that falls below design review thresholds would be subject to the design standards in Section 23.45.529 SMC, which address street-facing facades and other elements of design.

The proposed changes to include more non-industrial development in industrial zones and institutional uses is only expected to impact a few projects each year. Similarly, only a few affordable housing projects typically go through the permitting process each year.

PROJECTS REVIEWED BETWEEN 2014-2015			
Current DR Process	Proposed DR Process	Portion of studied DR Projects	**UPDATED** Portion of studied DR Projects
Full	Full (no change)	40%	36%
	Hybrid	16%	19%
	Administrative	5%	6%
	No Design Review	1%	1%
Administrative	Hybrid	1%	<1%
	Administrative (no change)	2%	3%
	No Design Review	1%	<1%
Streamlined	Full	1%	<1%
	Hybrid	5%	3%
	Administrative	1%	3%
	No Design Review	26%	26%

A large portion of projects would see only minor changes in the type of design review process required under the proposal. Over 40% [updated: 39%] would go through the same type of Design Review that they would today. With the addition of the proposed early outreach process, this would result in a greater amount of dialogue and public involvement than exists for these projects under the current rules.

The proposed list of complexity characteristics would allow approximately 30% [updated: 38%] of projects to move through a faster track of design review, allowing the Board to focus on the remaining 70% [updated: 62%] of projects that have one of the complexity characteristics. Similarly, the proposal would require 22% of the projects that are currently reviewed through the Streamlined process to go through another form of Design Review.

Footnote: Updated information included in orange.