

Amendment #4 to Council Bill (CB) 117430

Green

Sponsor: Licata

Planning, Land Use and Sustainability Committee – June 12, 2012

Reduce State Environmental Policy Act (SEPA) environmental review thresholds for residential uses from 200 dwelling units (250 dwelling units for projects downtown) to 50 dwelling units.

CB 117430 would raise SEPA environmental review thresholds for residential and mixed-use development projects in Urban Centers and Urban Villages with Station Area Overlay Districts from 30 dwelling units, for most zones, to 200 dwelling units for most zones. Downtown zones would have a 250 dwelling unit threshold.

This amendment would reduce the proposed increase to 50 dwelling units, by modifying Table A in Section 21 of CB 117430, as amended on May 23rd, as shown below.

Table A for 25.05.800: Exemptions for Residential Uses			
Zone	Residential Uses		
	Number of Exempt Dwelling Units		
	Outside of Urban Centers and Urban Villages Containing SAODs	Within Urban Centers or Urban Villages Containing SAODs	Within Urban Centers or Urban Villages Containing SAODs if Growth Targets Have Been Exceeded
SF, RSL	4	4	4
LR1	4	((6)) <u>20050⁽¹⁾</u>	<u>20</u>
LR2	6	((30)) <u>20050⁽¹⁾</u>	<u>20</u>
LR3	8	((30)) <u>20050⁽¹⁾</u>	<u>20</u>
NC1, NC2, NC3, C1, C2	4	((30)) <u>20050⁽¹⁾</u>	<u>20</u>
MR, HR, SM	20	((30)) <u>20050⁽¹⁾</u>	<u>20</u>
Downtown zones	NA	((80)) <u>25050⁽¹⁾</u>	<u>20</u>
Industrial zones	4	4	4

Notes for Table A for 25.05.800

SAOD = Station Area Overlay District((s)).

Urban centers and urban villages are identified in the Seattle Comprehensive Plan.

(1) Pursuant to RCW 43.21C.229, new residential development or the residential portion of new mixed-use development located in an urban center or in an urban village that contains a SAOD is categorically exempt from SEPA, unless the Department has determined that residential growth within the urban center or urban village has exceeded exemption limits for the center or village that the Department has established pursuant to subsection 25.05.800A.1.i.