

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Sections 23.47A.012 and 23.47A.013 of the Seattle Municipal Code to allow for transfer of development potential or transfer of development rights in the NC3-200 and the NC3P-200 zones.

Summary and background of the Legislation: This proposed legislation would allow for the use of existing landmark preservation incentives to preserve and maintain landmarks in the NC3-200 and NC3P-200 zones. Specifically:

- This legislation would allow for the transfer of landmark development rights or development potential within the NC3-200 and/or NC3P-200 zones.
- All NC3-200 and NC3P-200 zones are located in the First Hill/Capitol Hill Urban Center
- Currently there is one designated landmark in this area, the Sorrento Hotel, and several potential landmarks.
- The ordinance would allow some buildings to reach a height of 350 feet through use of this incentive. Height limits for adjacent properties, with other zoning classifications, is 440 and 240 feet.
- Adjacent property with High Rise (HR) zoning is currently allowed to use this incentive.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes No

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

No.

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

No.

4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**
No.
- b. **Is a public hearing required for this legislation?**
Yes. The City Council will hold a public hearing before adoption of the ordinance and is required to give a 30-day public notice for the public hearing.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
The City Council will publish notice of the public hearing in the Daily Journal of Commerce.
- d. **Does this legislation affect a piece of property?**
No.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
This legislation does not impact vulnerable or historically disadvantaged communities.
- f. **Climate Change Implications**
1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
No.
 2. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
No.
- g. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

Not applicable.