

2019 - 2020 Seattle City Council Green Sheet

Ready for Notebook

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**Budget Action Title:** Add \$50,000 GF to OPCD to support the creation of a conservation overlay toolkit

Ongoing: No

Has CIP Amendment: No Has Budget Proviso: No

Primary Sponsor: Johnson, Rob

Councilmembers:

Staff Analyst: Lish Whitson

Council Bill or Resolution:

Date	Total	BC	SB	TM	LG	BH	LH	RJ	DJ	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

**Summary of Dollar Effect**

*See the following pages for detailed technical information*

	<b>2019 Increase (Decrease)</b>	<b>2020 Increase (Decrease)</b>
<b>General Subfund</b>		
<b>General Subfund Revenues</b>	\$0	\$0
<b>General Subfund Expenditures</b>	\$50,000	\$0
<b>Net Balance Effect</b>	(\$50,000)	\$0
<b>Total Budget Balance Effect</b>	(\$50,000)	\$0

**Budget Action description:**

This green sheet would add \$50,000 GF in 2019 to the Office of Planning and Community Development (OPCD) to fund the creation of a proposal for how conservation overlays, modeled on the Pike/Pine Conservation Overlay, could be used in other commercial corridors around the City.

The Pike/Pine Conservation Overlay is a tool for addressing business district challenges around accommodating growth while preserving human-scaled character. The overlay creates zoning incentives and requirements that promote the preservation of historic facades, the creation of small footprint buildings and storefronts in new spaces, and the prioritization of desired ground floor uses, such as art space. While some

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features of Pike/Pine, like its legacy auto-row buildings, are unique, the conservation overlay could be a tool for other commercial corridors like the Ave, West Seattle Junction, and Wallingford, as well as for other parts of Capitol Hill.

The green sheet would provide funds for OPCD to contract with organizations like the CapitolHill EcoDistrict and 3+ Architects that were involved in the creation and evolution of the Pike/Pine Overlay. The funds would be used to analyze opportunities for its replication in other parts of Seattle leading to the development of a proposal for how conservation overlays could be implemented in other commercial corridors around the city. This would include collecting building typology data on a selection of other business districts, meeting with stakeholders in those districts, developing financial pro forma for different development types and sample sites to evaluate the effectiveness of the incentives in the overlay in other neighborhoods, and developing a comparison of the overlay and Seattle's incentive zoning program. This information would be used to identify strategies for adapting the overlay to the unique contexts of other neighborhood business districts and could be a valuable tool for incorporating conservation principles into MHA upzones in many of our streetcar era neighborhood business districts.

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**Budget Action Transactions**

**Budget Action Title:** Add \$50,000 GF to OPCD to support the creation of a conservation overlay toolkit

#	Transaction Description	Position Title	Number of Positions	FTE	Dept	BCL or Revenue Source	Summit Code	Fund	Year	Revenue Amount	Expenditure Amount
1	Add funding for a conservation overlay study				OPCD	Planning and Community Development	BO-PC-X2P00	00100	2019		\$50,000