

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive 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.005 and 23.47A.009 of the Seattle Municipal Code to adopt development standards for certain properties in the Ballard Hub Urban Village; and amending the Official Land Use Map at pages 53, 54, and 55 to rezone land in the Ballard Hub Urban Village.

Summary and background of the Legislation:

The Office of Planning and Community Development (OPCD) is recommending rezones and amendments to Neighborhood Commercial development standards in the Ballard Hub Urban Village. The proposals are based on the Ballard Urban Design and Transportation Framework (2016) and carry out key actions identified by OPCD and the community. The proposals are intended to ensure that new buildings better fit into the scale character of Ballard and support the neighborhood's pedestrian environment.

Background:

These rezones are the product of a two-year urban design and transportation framework (UDTF) process that engaged a broad cross section of the community through hands-on workshops, interactive meetings with community-based organizations, surveys and other means. All of the proposals would apply to property within the current boundaries of the Ballard Hub Urban Village as designated in the Comprehensive Plan and are within areas designated Commercial/Mixed Use or Multi-Family Residential on the Comprehensive Plan's Future Land Use Map. The Director's Report includes analysis of the proposed rezones using rezone criteria from the Seattle Municipal Code and consistency with the Comprehensive Plan. OPCD has completed an associated environmental analysis (SEPA) and made a determination of non-significance. OPCD recommends adoption of the rezone proposals.

2. CAPITAL IMPROVEMENT PROGRAM

This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

This legislation does not have direct financial implications.

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**

IT Costs

Following a legislative rezone, the Seattle Department of Construction and Inspection's (SDCI) IT division must update all GIS maps and zoning records in SDCI's permit systems for each parcel within the rezone boundaries. This work will be covered by existing resources in SDCI's IT division

SDCI training and implementation

The new code standards are anticipated to have a minor effect on permit review staff at SDCI. Training is needed to ensure that reviewers are aware of the new provisions, and that the policy intent is clear for implementation. This training will be incorporated within the existing training and coordination schedule.

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

There is no direct cost of not implementing the legislation. The proposed rezones and development standards are intended to result in development that meets the intent of the UDTF. If the legislation is not adopted, development would be more likely to occur in a manner that is not supportive of the UDTF's vision for the Ballard Hub Urban Village.

- c) **Does this legislation affect any departments besides the originating department?**

See above – SDCI.

- d) **Is a public hearing required for this legislation?**

The City Council is required to hold a public hearing on the proposal and will conduct a public hearing during their review of the proposed legislation anticipated to be held in 2016.

- e) **Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**

No.

- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Yes, 30-day notice of the required public hearing must be published in *The Daily Journal of Commerce* and the *Land Use Information Bulletin*.

- g) **Does this legislation affect a piece of property?**

The proposed rezone affects 267 parcels in the Ballard Hub Urban Village.

- h) **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

This legislation is not anticipated to negatively impact vulnerable or historically disadvantaged communities.

- i) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**
Not applicable.
- j) Other Issues:** None.

List attachments/exhibits below: None.