

SUMMARY and FISCAL NOTE*

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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; allowing limited expansion of Major Institution uses in a portion of Industrial General 1 and 2 zones and Industrial Buffer zones located near Seattle Pacific University; and amending Sections 23.50.012 and 23.69.024 of the Seattle Municipal Code.

Summary and background of the Legislation: The legislation amends the Land Use Code to allow new major institution uses to operate more freely within in a limited area zoned Industrial General 1 (IG1) and Industrial Buffer (IB). This area was recently removed from the Ballard/Interbay/Northend Manufacturing and Industrial Center (BINMIC) by the City Council and is northwest of the existing Seattle Pacific University campus.

This legislation will allow for limited expansion just outside the existing major institution district boundary for Seattle Pacific University. The subject properties will retain the existing industrial zoning categories. The legislation would also allow for the future expansion of the Seattle Pacific Major Institution Overlay district into this area. Current regulations prohibit expansion of a major institution overlay into industrial zones. The proposed legislation would keep these restrictions in place, except for this specific area. A map of the area affected by the proposed legislation is listed as Attachment A.

Existing regulations in the Major Institution Overlay section of the Land Use Code allow major institution uses within 2,500 feet of an existing major institution overlay district. However, Industrial zones only allow for major institution uses in existing buildings constructed before October 7, 1987. Many of the possible major institution uses (including but not limited to sports and recreation facilities and parking) are outdoor uses.

Seattle Pacific University has indicated that they need this small increase in area for future expansion of the University. This limited expansion would occur away from existing residential development to the south and west of the institution, as requested by the neighborhood. It would also create a limited opportunity for the University to reassess uses on this land, on which the University is the primary land holder.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes __X__ No
- b. 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. Any future development of this land will be purchased, operated and maintained by the Major Institution. SDCI can accommodate the permit reviews with existing staffing and with costs to be recovered by permit fees. No fiscal impacts are anticipated.

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

Without this legislation, Seattle Pacific University would need to reevaluate initial locations for future expansion. Much of the University is bordered by residential uses and expansion into the residential areas would conflict with Seattle Municipal Code and Comprehensive Plan regulations and policies.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?

This legislation will primarily impact SDCI.

- b. Is a public hearing required for this legislation?

Yes. The City Council is required to hold a public hearing on the proposal. The public hearing is anticipated to be held in early 2019.

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

No.

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

Yes. Publication of notice of the Council public hearing will be made in *The Daily Journal of Commerce* and in the SDCI land use bulletin, Seattle Services Portal. Environmental review under the State Environmental Policy Act (SEPA) is also required for this legislation, and publication of notice of the environmental determination will be made in *The Daily Journal of Commerce* and in the Seattle Services Portal.

- e. Does this legislation affect a piece of property?

Yes. This legislation creates a limited area of approximately three city blocks of land where new major institution buildings and uses can occur. A map of the area affected by the proposed legislation is listed as Attachment A.

f. 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 intended to allow limited expansion of major institution uses. According to the City's Comprehensive Plan, 1 in 8 jobs in the City occur at major institutions. This would allow additional job opportunities including those from vulnerable or historically disadvantaged communities. Any specific expansion plans such as a Major Institution Master Plan or site-specific development plan would provide additional opportunities to assess the RSJI principles.

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 to this proposal.

h. Other Issues:

None.

List attachments/exhibits below:

Summary Attachment A: Map of Area Affected by the Proposed Legislation