

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
Seattle Department of Construction & Inspections	Christina Ghan / 206-233-3749	Melissa Lawrie / 684-5805

** 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

- a. **Legislation Title:** AN ORDINANCE relating to land use and zoning; amending Sections 23.42.106 and 23.42.118 of the Seattle Municipal Code (SMC); to modify standards for the expansion of nonconforming uses and structures.
- b. **Summary and background of the Legislation:** The amendments to the Land Use Code (Title 23 SMC) would allow the Seattle Asian Art Museum (SAAM), a non-conforming landmark structure and use located in Volunteer Park, to expand subject to new development standards to help ensure compatibility with the park.

The proposed amendments would only apply to the SAAM building in Volunteer Park. The building is an established non-conforming structure and use. The proposed bill would allow the museum to expand subject to new development standards including a limit on the size of future addition(s).

The SAAM project involves the renovation of the existing building and two additions to the existing structure. A Director's decision on the Master Use Permit for this project was issued on March 16, 2017. SDCI may not issue the permit until a Certificate of Approval to modify the building and park, both designated City landmarks, is granted by the Landmarks Board, and land use code amendments allowing the expansion are adopted by City Council. A related proposal by the Seattle Parks Department will address the amended lease and a development agreement between Parks and SAAM.

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?**

The proposed amendments would allow the expansion of a City-owned building on a City-owned property. SDCI does not anticipate any direct financial impacts to the department related to the adoption of the amendments to the Land Use Code. Seattle Parks and Recreation is currently in the process of developing an amended lease and a development

agreement for the property. Any financial impacts resulting from the expansion could be addressed as part of the lease and agreement.

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

SAAM has indicated that renovation, and associated expansion, are necessary to continue to operate in the Volunteer Park building in the long-term. The code amendments are necessary to allow the expansion. If the code amendments are not adopted, SAAM would be less likely to remain a tenant at Volunteer Park in the long-term.

4. OTHER IMPLICATIONS

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

See question 3b above in regards to Seattle Parks and Recreation resources.

b. Is a public hearing required for this legislation?

Yes. 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 2017.

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 City's Land Use Information Bulletin. Environmental review under the State Environmental Policy Act (SEPA) is also required for this legislation, and publication of notice of the environmental determination was also made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin.

e. Does this legislation affect a piece of property?

This legislation would apply to the Seattle Asian Art Museum building located in Volunteer Park. A map of the affected property is attached.

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 not anticipated to negatively impact vulnerable or historically disadvantaged communities. The proposal would allow the expansion of the building, which would allow SAAM to expand the Asian art and cultural and educational services that they provide.

- 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. This legislation does not involve a new initiative or programmatic expansion.

- h. Other Issues:**

None.

List attachments/exhibits below:

Att 1 - Map of Seattle Asian Art Museum in Volunteer Park