

## 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; amending Sections 11.14.150, 23.53.006, 23.53.015, 23.53.020, 23.84A.002, 23.84A.006, and 23.84A.030 of the Seattle Municipal Code for pedestrian access and circulation and to make corrections.

**Summary and background of the Legislation:** This legislation changes the Land Use Code to require curbs, curb ramps, and accessible crossings when new sidewalks are already required as part of development projects throughout the city. In addition, when there is development proposed abutting substandard sidewalks, curbs, curb ramps, and accessible crossings per the Right of Way Improvements Manual (ROWIM) in urban villages and urban centers, the substandard infrastructure will need to be modified or replaced. This requirement applies to full and short subdivisions and development that abuts existing streets. Unit lot subdivisions and construction projects that are exempt from installing sidewalks will not need to meet this requirement.

### 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.
- c. Is there financial cost or other impacts of *not* implementing the legislation? Without the legislation, street improvement requirements would be incomplete and not serve the needs of people with mobility challenges. In addition, The City could potentially be liable for the cost of installing missing curb ramps.

### 4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department? This legislation will primarily impact SDOT and SDCI. There will be impacts to IT resulting from the need to update the Preliminary Assessment Tool/Preliminary

Application Review (PAT/PAR) process that is used to review and document departments' early feedback to applicants prior to permit submittal, and to other departments that develop City-owned property, primarily FAS and Parks.

It is unlikely that the legislation will result in a significant increase in SDOT Street Use permit applications. Most development work already requires a Street Use permit, and these requirements would be added to the existing permit rather than resulting in an additional permit. In 2016, there were approximately 170 new construction permits on corner lots not located in a single-family zone. It is anticipated that a similar number of projects will be required to install curb ramps in future years; however, the number of projects is dependent on the economy and development climate. The legislation may result in a change to some permit types and these permits may require more significant engineering and plan development on the part of the applicant, and additional SDOT review and inspection. Costs associated with SDOT's additional review time will be recovered from permit fees. Updating of the PAT/PAR tool will not require additional funding. Updating the street improvement record in Accela is already on the workplan and also will not require additional funding.

Currently, SDOT does not anticipate the need for additional staffing resulting from this legislation. The anticipated increase in review and inspection associated with these code changes is minimal compared to the overall number of permits the City issues each year. SDOT will monitor the staffing levels and propose a staffing increase if necessary in future years.

There will be no staff impact to SDCI because this type of work is already completed by SDCI staff.

**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 the summer of 2018.

**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 will be 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?**

Yes. The legislation affects many properties across the city in all zones.

**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?**

Adding the curb ramp and curb requirements to the Land Use Code will increase the overall cost of frontage improvements. This may have a disproportionate effect on the cost of home prices in lower income and more disadvantaged neighborhoods where home costs may be lower. The cost of the improvements is the same city-wide, while the developer margins and home prices are lower in some areas.

Developers may also look at the additional requirements when deciding whether to move forward with a project, and the new requirements might make smaller projects less feasible. This would have more of an impact on smaller-scale projects and those with a smaller profit margin.

Requiring curb ramps in these specific situations meets the goal of the RSJI by serving disabled persons who are historically disadvantaged and provides access and social justice to this segment of society.

- 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 identified.

**List attachments/exhibits below:** None.