

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
City Council	Lish Whitson/5-1674	N/A

** 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; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as part of the 2019 Comprehensive Plan annual amendment process.

Summary and background of the Legislation:

This proposed legislation would amend Seattle’s Comprehensive Plan to (1) expand the boundaries and change Future Land Use Plan designations in 10 urban villages and (2) amend 10 neighborhood plan policies, one neighborhood plan goal, and add one new policy. These changes are all part of the 2019 Comprehensive Plan Update process. The amendments ensure consistency with citywide policies and support the citywide implementation of Mandatory Housing Affordability (MHA).

Urban Village Boundaries:

The legislation would amend the following urban village boundaries:

- 23rd & Union-Jackson
- Ballard
- Columbia City
- Crown Hill
- North Beacon Hill
- North Rainier
- Othello
- Rainier Beach
- Roosevelt
- West Seattle Junction

The proposed legislation would expand the boundaries of urban villages with very good transit, as defined in the Comprehensive Plan, to include properties that are generally within a ten-minute walk of a transit node. Changes to urban village boundaries also require concurrent changes to the Future Land Use Map (FLUM) for consistency. The FLUM describes the types of land uses that are generally appropriate in all areas of Seattle. All areas within urban centers and villages currently have FLUM designations of urban center, hub urban village, or residential urban village. Consequently, areas within the expanded urban village boundaries would also be designated as hub urban village or residential urban village, consistent with the existing urban village type, on the FLUM map. This change would affect 492 acres of property.

Neighborhood Plan Policies:

The legislation would amend the neighborhood plans of the following neighborhoods:

- Aurora-Licton
- Fremont
- Morgan Junction
- Northgate
- North Rainier
- Roosevelt
- Wallingford
- West Seattle Junction
- Westwood/Highland Park

The proposed amendments would remove language about retaining single-family zoning in these Urban Villages and Centers and replace it with language about desired housing choices, development pattern, scale, and/or character. These amendments are necessary to improve consistency between the Comprehensive Plan and neighborhood plan policies and allow the proposed implementation of MHA in these Urban Villages and Centers, which includes rezones of existing single-family land in these areas.

Together, these urban village boundary expansions and neighborhood plan policy changes would:

- **Support implementation of MHA and allow more flexibility in zoning changes:** The Seattle 2035 Comprehensive Plan provides that areas with urban center and urban village FLUM designations are generally appropriate for a greater diversity of uses and densities than areas outside of urban villages. For example, single-family zoned areas that have a single-family designation on the FLUM cannot generally be rezoned to zones other than single-family. Additionally, the locational criteria used to review zoning changes generally tend to support higher-density zones in urban centers and villages. Consequently, this change could support rezones of land in the future. Specifically, the City is currently proposing to implement MHA in the expanded urban villages. Existing FLUM designations for these areas prevent zoning changes that are necessary to implement MHA. Consequently, this legislation is necessary to support citywide MHA implementation and to achieve the goal of producing 6,000 new affordable housing units through MHA over 10 years.
- **Increase the number of properties subject to specific requirements for urban centers and villages:** Properties in urban centers and villages are in some cases subject to different development standards than properties outside of these areas. Areas in urban centers and villages are allowed additional height for apartments in LR3 zones, higher FAR for townhouses and apartments in LR3 zones, increased structure width and facade length limits in LR3 zones, and additional height in MR zones, but are also subject to lower thresholds for when sidewalks must be

provided with new development. Residential uses in commercial and multifamily zones within urban villages have no minimum parking requirement if they are located within 1,320 feet of a street with frequent transit service. Properties in urban villages are also subject to lower SEPA thresholds if there is a Station Area Overlay District in the urban village (this applies to Columbia City, North Rainier, North Beacon Hill, Othello, Rainier Beach).

- **Strengthen the Urban Village Strategy to allow more growth in areas with very good transit:** The Comprehensive Plan uses the urban center and village designations as a means to focus growth in the areas that are best able to accommodate that growth. This proposal would designate as urban villages more land within walking distance of very good transit, services, and amenities and thus help to encourage growth in these areas. The proposal would also support other Comprehensive Plan goals but helping to create larger urban villages that could in the future support a greater variety of housing types with transitions from the core to adjacent lower-density development.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

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

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

No

3.d. Appropriations

This legislation adds, changes, or deletes appropriations.

3.e. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.

3.f. Positions

This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

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

No

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in the first quarter of 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?

Publication is required in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

Yes, various properties are added to urban villages, which may change the development regulations applicable to those properties. See attachments 3-12 to the legislation for maps of specific properties being added to the urban villages.

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?

MHA is a critical step in furthering City goals for racial and social justice since it is an important piece of the City's plan to address housing affordability. Communities of color are disproportionately burdened by increasing housing costs. This legislation will support the citywide implementation of MHA.

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

List attachments/exhibits below: None