

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Construction and Inspections	Gordon Clowers/4-8375	Saroja Reddy/5-1232

** 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 page 52 of the Official Land Use Map, Seattle Municipal Code Chapter 23.32, to rezone property at the Fort Lawton Army Reserve Center.

Summary and background of the Legislation: The legislation rezones a 9- to 10-acre portion of the Fort Lawton property from its existing Single Family 7200 zone designation to a Multifamily Lowrise 2 (M1) designation. This is part of the 34-acre Fort Lawton Army Reserve Center that the United States declared surplus in 2005, decommissioned in 2012, and is currently slated for disposition. The rezone would establish a zone that is consistent with the Seattle 2035 Comprehensive Plan's Multifamily Residential Area designation of this property.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

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 rezone would change a portion of the Fort Lawton property's zoning from a single family designation to a multifamily Lowrise 2 (M1) designation. This will increase the rezone area's development capacity and accommodate the future housing development provided for in the Fort Lawton Redevelopment Plan.

The rezone action itself is not expected to generate substantial direct or indirect, short-term or long-term costs. It would update the zoning and alter the use and development standards that apply to future development. As is the case under any zoning, future development would be subject to permit reviews by SDCI and other departments including Office of Housing, the Seattle Department of Transportation, and Seattle Public Utilities. Permit review costs in most cases would be funded by permit review fees or accounted for in other ways in approved department budgets.

See the Summary and Fiscal Note to the companion Fort Lawton Redevelopment Resolution for a full account of the implications of the redevelopment plan in its entirety.

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

If the rezone did not occur, the property would remain in the single family zone and could not be used as provided for in the Fort Lawton Redevelopment Plan. Financial costs related to this outcome are not anticipated.

4. OTHER IMPLICATIONS

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

Seattle's Office of Housing will be affected by the outcome of this legislation because the zoning determines whether anticipated future development plans could be implemented. Other departments may be affected by future development permitting and review activities, although permit fees would be applicable to those activities. With respect to long-term departmental operations, an environmental impact statement evaluated the potential for impacts to several City public service and utility provider departments, but no significant adverse impacts to those providers' operations were identified.

b. Is a public hearing required for this legislation?

A public hearing will be held for this legislation, likely in mid-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?

A public notice will be published in the paper of record.

e. Does this legislation affect a piece of property?

The legislation would affect the Fort Lawton Army Reserve Center. This property is located in north Magnolia, adjacent to and east of Discovery Park, accessed by W Government Way. See the attached map.

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?

The Seattle Department of Construction and Inspections identifies no adverse implications from the proposed rezone regarding Race and Social Justice Initiative principles. With an intent that supports future housing development oriented to below-median-income households, and new public recreational uses, the rezone will: enable more affordable housing (and housing with supportive services) in an area underserved by affordable housing; increase the accessibility of disadvantaged households to an urban environment with good amenities; and provide additional recreational resources for public use.

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).

No new initiative or major programmatic expansion is identified.

List attachments/exhibits below:
Summary Exhibit A - Site Location Map