

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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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; adopting interim provisions by amending Sections 23.76.004, 23.76.006, and 23.76.032 of, and adding a new Section 23.42.041 to, the Seattle Municipal Code to facilitate occupancy of street-level spaces downtown during the COVID-19 civil emergency; and adopting a work plan.

Summary and background of the Legislation: The Seattle Department of Construction and Inspections (SDCI), Office of Planning and Community Development, and the Department of Neighborhoods are recommending land use legislation to add more flexibility for uses allowed to occupy storefronts Downtown, including the Pioneer Square Preservation District, on certain streets where the allowed uses are limited. Due to the COVID 19 virus outbreak, Downtown has lost many businesses that relied on office workers, tourists and convention participants. The result is many vacant storefronts, substantially reduced activity on downtown sidewalks, and a general loss in vitality.

The proposed Land Use Code amendments would temporarily (for 12 months) expand the types of uses that can locate in downtown storefronts to help fill vacancies and promote active streets. The proposed uses are drawn from pedestrian shopping districts outside of Downtown and include uses such as medical services. While in place, a property or business owner could get a permit to establish a type of use that is not normally allowed. The permit, as with all permits, would be good in perpetuity.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ 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 direct financial impacts, direct or indirect, are anticipated from adoption of this legislation. The cost of administering the proposal is anticipated to be covered by existing fees and with existing staff. Upgrades to the permit tracking system to aid SDCI in tracking permits under this legislation are covered by existing resources.

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

The is no direct financial cost of not implementing the legislation. Failure to implement this or similar legislation could prolong challenges that the City is facing to help fill vacant spaces in downtown storefronts and generate economic activity and tax revenue.

4. OTHER IMPLICATIONS

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

The legislation would affect, and has been developed in partnership with, the Office of Economic Development, Office of Planning and Community Development (OPCD), and the Department of Neighborhoods. SDCI and DON will have responsibility to review permit applications that may use this legislation. No impacts to any departments are anticipated.

b. Is a public hearing required for this legislation?

A public hearing is required because this legislation would amend the Land Use Code (Title 23) and is a Type V Council land use decision; however, because the legislation is adopted on an interim basis under RCW 36.70A.390, the hearing will occur within 60 days after the ordinance is adopted.

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

Public notice is required for a City Council public hearing in *The Daily Journal of Commerce* and the City’s Land Use Information Bulletin as well as for the future environmental review (SEPA) for a comment and appeal period.

d. Does this legislation affect a piece of property?

No. The legislation would not directly affect any specific piece of property but would modify the type of businesses allowed on certain properties on certain streets within the Downtown Urban Center, excluding the International Special Review District.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The proposal is intended to create opportunities for new businesses and jobs, which may extend to BIPOC communities. Further actions are anticipated to help BIPOC-owned businesses and job seekers experience the benefits from the proposal, including communication in multiple languages. OPCD and SDCI are working with other departments/offices on methods/materials to help BIPOC and other businesses navigate the permit process, and provide priority processing.

f. Climate Change Implications

- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

The legislation is not likely to have a material effect on carbon emissions. To the extent that the legislation facilitates incrementally more businesses providing goods and services downtown, the legislation could marginally increase the number of Seattle residents able to meet daily needs without the use of a car.

- 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No.

- 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.