

Temporary Land Use Legislation

Seattle City Council
Land Use and Neighborhoods Committee
Wednesday, July 28th, 2021

Purpose of Changes

- Proactively support street level businesses that are vital to public life and recovery
- Signal reopening and activity
- Partner with communities to get us back to a vital downtown core

Filling Vacant Downtown Storefronts





Image taken Thursday April 8th, 2021 at 4pm

Neighborhood	341 Permanent Closures (2020-June 2021)	167 New Businesses (2020-June 2021)
Retail Core	96	32
Pioneer Square	62	15
C-ID	54	48
Belltown	51	26
West Edge	38	22
Denny Triangle	33	21
Waterfront	7	3

Data from the Downtown Seattle Association

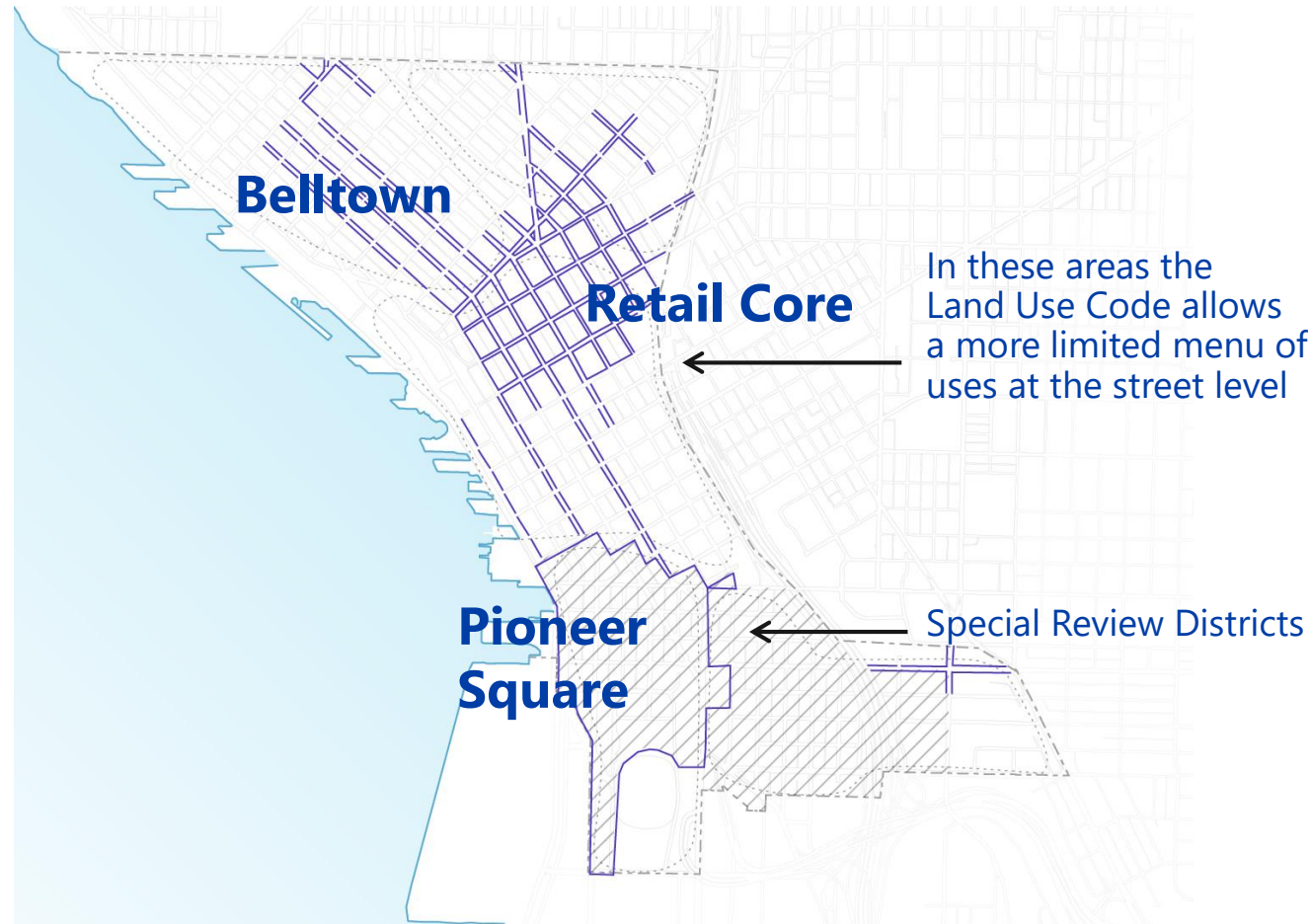
Downtown Seattle has seen over 340 businesses permanently close in 2020 and the first half of 2021. Of the permanent closures, approximately half have been filled with new business openings or announcements.

Overview of Proposed Land Use Changes

Allow regulatory flexibility for street-level businesses in existing buildings

- Temporary legislation – Rules will be in place for 12 months
- Once permit is issued by SDCI, new business/use can remain in perpetuity
- Will apply to areas of downtown with street level use restrictions, including Pioneer Square
 - No code changes are proposed for Chinatown/International District, since the ISRD already has flexibility.
 - Must place the most visual activities in the front

As interim/emergency land use regulations, SEPA will be completed after Council adoption



Proposed List of New Street Level Uses

Drawn largely from uses allowed in pedestrian-oriented neighborhood business districts

- Arts installations
- Bicycle parking/shower facilities
- Food processing and craft work
- Horticultural uses
- Institutions (except hospitals or major inst)
- Medical services
- Museums
- Lobbies, gyms, meeting rooms, shared working spaces, etc. that are accessory to residential or lodging uses (limited to a street frontage of 30 feet)
- Public restrooms
- Public parks
- Sales and services, non-household and heavy commercial (except heavy commercial sales)
- Any similar use or activity that is likely to attract/increase pedestrian activity in the area or increase the variety of goods and services available.
 - To be determined by SDCI Director on a case-by-case basis

Related and Supporting Programs

Includes all Downtown neighborhoods

Intentional Collaboration and Outreach

- Collaboration with OED, Cultural Space Agency
- Outreach to DSA, Alliance for Pioneer Square, SCIDpda, CIDBIA
- Creation of an informal survey tool to entice BIPOC owner businesses to contact us with questions or work through any issues that surface

Permit Support

- Evaluating options for providing dedicated SDCI permitting staff time to respond to emergent needs
- Exploring ways to expedite permits



Thank you!

For more information, please contact us or visit our website

<http://www.seattle.gov/sdci/codes/changes-to-code/filling-vacant-downtown-storefronts>

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