

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact:	CBO Contact:
Office of Planning and Community Development (OPCD)	Jim Holmes	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Section 23.50A.008 of the Seattle Municipal Code to modify the maximum size of use limit for medical services uses in the portion of the Duwamish Manufacturing Industrial Center (MIC) east of Airport Way S.

Summary and Background of the Legislation: In July of 2023 the City updated its industrial zones to implement the Industrial and Maritime Strategy. One feature of the new updated industrial zones is stricter maximum size of use limits for non-industrial uses. Evergreen Treatment Services was established in 2017 on Airport Way South in the Duwamish Manufacturing Industrial Center and may in the future seek to construct a larger facility. However, the more limiting new maximum size of use limit on medical services would prevent Evergreen from expanding. Evergreen Treatment Services is an important partner in the City’s efforts to address opioid addiction by providing medication-assisted treatment with wraparound services including medical monitoring, counseling, and drug screens. It is a high priority for the City to address the sharp increase in overdoses and deaths stemming from opioid use including fentanyl that have occurred in recent years. The proposed legislation would allow for expansion of medical services uses but is limited to apply only to existing uses and in geographic area so as not to increase pressures to convert industrial land to non-industrial uses. The ordinance would exempt medical service uses and associated offices from size of use limits. There are no other existing medical services uses in the geography where the exemption is permitted besides Evergreen Treatment Services.

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.

Are there financial costs or other impacts of *not* implementing the legislation?

No.

4. OTHER IMPLICATIONS

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

The Seattle Department of Construction and Inspections (SDCI) applies the land use code to specific project proposal and will be responsible for implementing the proposed amendment.

b. Is a public hearing required for this legislation?

Yes.

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

Yes.

d. Does this legislation affect a piece of property?

The legislation applies to all industrial zoned land east of Airport Way South and located within the Greater Duwamish Manufacturing Industrial Center.

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?

There are no residential uses in the subarea and no communities will be harmed by displacement through the redevelopment and expansion of medical service uses.

f. Climate Change Implications

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

No. Any future project will go through a SEPA review to determine if there are project specific impacts related to carbon emissions.

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.

The proposed amendment will have no effect on Seattle's resiliency.

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.