

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
SDCI	Gordon Clowers/206-679-8030	Christie Parker/206-684-5211

** 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; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.

Summary and Background of the Legislation: This legislation will update the Land Use Code for Major Institution Master Plans (MIMP) to allow the addition of housing serving students and employees of a community college Major Institution located in an Urban Center, pursuant to a minor amendment process. Otherwise, a major amendment process would be required that is tantamount to establishing a new master plan (multi-year process).

The proposal would newly allow a single development with residential uses at community colleges in Urban Centers (currently only Seattle Central College) to be added to an existing MIMP as a minor amendment. This minor amendment pathway for housing could be used just once during an existing master plan's lifetime. The proposal would also clarify that this kind of housing may be "affiliated" with the college, meaning that it does not have to only be housing "owned" by the college. This allows flexibility in ownership arrangements of the housing.

Seattle Central College is interested in developing a new housing opportunity for students and employees, and replacement parking at an existing parking garage on East Pine Street between Boylston and Harvard Avenues (see map in Exhibit). They have a willing development partner and hope to begin permitting and developing a building with up to approximately 550 sleeping rooms of Major Institution housing as soon as possible. While they are currently writing a new MIMP, that process will take multiple years to complete, which would delay or negate the feasibility of the building development opportunity.

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 Department of Neighborhoods (DON) staffs the minor amendment process as part of advisory committee meetings. The proposal would enable a single development with residential uses to be considered for addition to an existing MIMP during that plan's lifetime. This level of participation in a single major institution amendment process would be a minimal addition to DON staff responsibilities. DON has been consulted and supports the proposal.

b. Is a public hearing required for this legislation?

Yes. It would occur during the City Council's deliberations on the proposal. The proposal was discussed at a meeting of an official advisory committee for Seattle Central College on October 11, 2021, which was a public meeting. Individual committee members expressed support for the proposal's objective.

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

Yes. Notices will be published in the DJC and the City's Land Use Information Bulletin.

d. Does this legislation affect a piece of property?

The legislation affects a property on the Seattle Central College campus, located on the north side of E. Pine Street between Boylston and Harvard Avenues. This site currently has a parking garage. Leaders of Seattle Central College (SCC) intend to pursue a development with residential uses at this site if the legislation passes.

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?

No, this legislation would not adversely impact vulnerable or historically disadvantaged communities. Rather, it would facilitate more housing choice and transportation efficiencies for college students and employees of SCC. Community college students and SCC's employees would benefit from the increased availability of housing at or near the affected college campus on Capitol Hill. This could also reduce demand pressures on other housing in the vicinity. There is no likely burden or disproportionate impact. A college's "minor amendment" process would include opportunity for public participation in the entitlement process.

f. Climate Change Implications

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

The proposal is likely to decrease carbon emissions by newly accommodating more students and employees to live at SCC. This would reduce emissions generated by regular transportation trips that would otherwise be needed from other residential locations. It would also likely lead to more households living in the Capitol Hill Urban Center without owning a personal vehicle and thus avoiding more automobile trips per capita. Both factors would aid in contributing to fewer emissions in other Seattle and suburban neighborhoods where community college students and employees would otherwise live.

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 factors discussed above in f.1 also support resiliency of the affected Capitol Hill Urban Center community, and overall resiliency due to the ability for students and employees to work or attend, and live efficiently on-site at a community college. This allows less dependence on and less impact per capita on streets, freeways, and other similar systems.

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.

Summary Attachments:

Summary Exhibit A – Seattle Central College Possible Site of Interest for Future Housing