

SUMMARY and FISCAL NOTE

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|--------------------|-----------------------|---------------------|
| Department: | Dept. Contact: | CBO Contact: |
| LEG | HB Harper | |

1. BILL SUMMARY

Legislation Title: An ordinance relating to land use and zoning; repealing Ordinance 127191, which allowed residential use within Stadium Transition Area Overlay District under Chapter 23.74 of the Seattle Municipal Code.

Summary and Background of the Legislation: On March 18, 2025, the Council voted to approve Council Bill 120933, as amended by the Council, which became Ordinance 127191. The Ordinance amended Chapter 23.74 SMC—the development regulations that apply within the Stadium Transition Area Overlay District—to allow limited residential use as a conditional and ancillary use within a portion of the Stadium District, and removed the general prohibition established in 2023 on such residential uses within the Stadium District. After a Petition for Review was filed to the Growth Management Hearings Board, the City was found to have failed to follow proper procedures in adoption of Ordinance 127191, and was ordered to repeal the ordinance by May 11, 2026. If the City does not repeal the ordinance, it could face financial sanctions under RCW 36.70A.340.

2. CAPITAL IMPROVEMENT PROGRAM

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

| Project Name: | Master Project I.D.: | Project Location: | Start Date: | End Date: | Total Project Cost Through 2031: |
|----------------------|-----------------------------|--------------------------|--------------------|------------------|---|
| | | | | | |

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? Yes No

| Expenditure Change (\$); | 2026 | 2027 est. | 2028 est. | 2029 est. | 2030 est. |
|---------------------------------|-------------|------------------|------------------|------------------|------------------|
| General Fund | | | | | |
| Expenditure Change (\$); | 2026 | 2027 est. | 2028 est. | 2029 est. | 2030 est. |
| Other Funds | | | | | |

| Revenue Change (\$); | 2026 | 2027 est. | 2028 est. | 2029 est. | 2030 est. |
|-----------------------------|-------------|------------------|------------------|------------------|------------------|
| General Fund | | | | | |

| | | | | | |
|-------------------------------------|------|-----------|-----------|-----------|-----------|
| Revenue Change (\$); Other Funds | 2026 | 2027 est. | 2028 est. | 2029 est. | 2030 est. |
| | | | | | |

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|---------------------|------|-----------|-----------|-----------|-----------|
| Number of Positions | 2026 | 2027 est. | 2028 est. | 2029 est. | 2030 est. |
| | | | | | |

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|------------------|------|-----------|-----------|-----------|-----------|
| Total FTE Change | 2026 | 2027 est. | 2028 est. | 2029 est. | 2030 est. |
| | | | | | |

3.a. Appropriations

This legislation adds, changes, or deletes appropriations.

| Fund Name and Number | Dept | Budget Control Level Name/Number | 2026 Appropriation Change | 2027 Estimated Appropriation Change |
|----------------------|------|-------------------------------------|---------------------------------|---|
| | | | | |
| TOTAL | | | | |

Appropriations Notes:

3.b. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from This Legislation:

| Fund Name and Number | Dept | Revenue Source | 2026 Revenue | 2027 Estimated Revenue |
|----------------------|------|----------------|-----------------|------------------------------|
| | | | | |
| TOTAL | | | | |

Revenue/Reimbursement Notes:

3.c. Positions

This legislation adds, changes, or deletes positions.

**Total Regular Positions Created, Modified, or Abrogated through This Legislation,
Including FTE Impact:**

| Position # for Existing Positions | Position Title & Department* | Fund Name & Number | Program & BCL | PT/FT | 2026 Positions | 2026 FTE | Does it sunset? (If yes, explain below in Position Notes) |
|--------------------------------------|---------------------------------|-----------------------|------------------|-------|-------------------|-------------|---|
| | | | | | | | |

| Position # for Existing Positions | Position Title & Department* | Fund Name & Number | Program & BCL | PT/FT | 2026 Positions | 2026 FTE | Does it sunset? (If yes, explain below in Position Notes) |
|-----------------------------------|------------------------------|--------------------|---------------|-------|----------------|----------|---|
| | | | | | | | |
| | | | | | | | |
| TOTAL | | | | | | | |

* List each position separately.

Position Notes:

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

Please describe any financial costs or other impacts of *not* implementing the legislation. The legislation prevents financial impacts by repealing an invalid ordinance. If the City fails to pass this repealing legislation, direct financial impacts such as withholding of tax revenues or temporarily rescinding the City’s authority to collect real estate excise taxes could be incurred.

Please describe how this legislation may affect any City departments other than the originating department.

4. OTHER IMPLICATIONS

- a. Is a public hearing required for this legislation? Yes.**
- b. Is publication of notice with The Daily Journal of Commerce and/or The Seattle Times required for this legislation? Yes.**
- c. Does this legislation affect a piece of property? Yes, it affects land use development regulations that apply to several pieces of property in the Stadium Transition Area Overlay District east of First Ave S.**
- d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.** The invalid ordinance being repealed may have been perceived to have a positive effect on social justice by creating opportunities for workforce housing; however, since the ordinance is invalid, repealing it does not change race or social justice impacts.

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.** No impact anticipated, based on the invalidity of the ordinance being repealed.
 - ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**
 - iii. What is the Language Access Plan for any communications to the public?**
- e. Climate Change Implications**
 - i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.** No impact anticipated, based on the invalidity of the ordinance being repealed.
 - ii. 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 impact anticipated, based on the invalidity of the ordinance being repealed.
- f. 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)? What mechanisms will be used to measure progress towards meeting those goals?**
- g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization? No**

5. ATTACHMENTS

Summary Attachments: