

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
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Legislation Title:

AN ORDINANCE relating to land use and zoning, amending the SDOT Street Use Fee Schedule for installing, maintaining, or removing awnings or marquees, amending Attachment A to Ordinance No. 123477; amending the Official Land Use Map (Chapter 23.32) to rezone certain land in 39 neighborhood-commercial zones to add the "P" suffix for new and expanded pedestrian-designated areas; amending the development standards for areas with pedestrian designations, and Sections 23.41.012, 23.47A.005, 23.47A.008, 23.47A.013, Map Book A of Chapter 23.47A, 23.54.015, and 23.54.020 of the Seattle Municipal Code.

Summary of the Legislation:

To encourage new and protect existing compact, walkable neighborhood business districts, the Department of Planning and Development (DPD) has reviewed 57 neighborhood business districts around the City. In general, DPD proposes that:

- A Pedestrian zone designation be applied or expanded in 39 of the surveyed business districts, and
- Development standards that apply in Pedestrian zones be modified to meet the needs of pedestrian-oriented business districts.

The legislation would:

- Apply a Pedestrian zone designation to 39 surveyed business districts
- Make the following modifications or additions to development standards for new development in Pedestrian zones:
 - Limit the Design Review departures available in Pedestrian zones for -
 - the amount of street frontage required to be occupied by street-level uses; and
 - the minimum floor to floor height and façade transparency requirements for all non-residential uses at street level.
 - Expand the list of permitted street-level uses.
 - Clarify the façade transparency requirements to specify that transparent areas must allow views into and out of the street level of the structure.
 - Require overhead weather protection for new development along a Principal Pedestrian Street.
 - Eliminate waivers to parking requirements for required street-level uses.

- Require, in live-work units, that the work area is oriented towards the main street and extends at least 15 feet into the unit.

Background:

The 2006 Neighborhood Business District Strategy recognized the importance of Seattle’s neighborhood commercial centers and sought to stimulate and enliven them through several changes to the Land Use Code along with future recommended actions. A key recommendation of the 2006 Strategy was to identify, encourage and protect pedestrian-oriented commercial street fronts in neighborhood business districts by evaluating where additional Pedestrian zoned areas are appropriate.

In 2009 the Department of Planning and Development (DPD) began this evaluation under a project titled Main Street Mapping. Due to budget and competing priorities, this evaluation was not completed. In 2012, Council adopted legislation allowing more flexibility to locate residential uses at street-level in commercial zones, but delayed applying this flexibility in 60 areas until DPD completed recommendations for additional Pedestrian zones. This proposal focuses primarily on the areas identified by Council. DPD added two additional areas (in the Admiral and Aurora-Licton Spring Urban Villages) zoned Neighborhood Commercial (NC) that are located within urban villages but do not currently contain any Pedestrian zone. The proposal also addressed a gap in the existing Pedestrian zone between the West Seattle Triangle business district and the Alaska Junction business district.

Six of the 60 areas are included in area planning projects currently underway and were not reviewed as part of this project. These areas are in the following neighborhoods: Uptown (2 identified study areas), Ballard, 23rd and Jackson, 15th Avenue West (Interbay) and Georgetown.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

IT Costs

Adding the Pedestrian zone designation to these business districts is a legislative rezone. Any legislative rezone has fiscal impacts to DPD’s Information Technology (IT) division. Following a legislative rezone the IT division must: update all GIS maps and updates the zoning records in DPD’s permit systems for each parcel within the rezone boundaries. The estimated cost is \$5,000-\$7,000 for this project and will be covered by existing resources in DPD’s IT division.

Other Implications:

- a) Does the legislation have indirect financial implications, or long-term implications?**
No. The areas considered for a Pedestrian zone are in areas already zoned Neighborhood Commercial and do not impact the development capacity of the area (i.e. does not increase or decrease the maximum height or density for new development). The Pedestrian zone designation would in some cases help implement neighborhood plans and would help provide a geographically-oriented preferred focus for street-level commercial activity at key locations in the neighborhood business districts, through additional regulations that would help shape future development.
- b) What is the financial cost of not implementing the legislation?**
None.
- c) Does this legislation affect any departments besides the originating department?**
No.
- d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None.
- e) Is a public hearing required for this legislation?**
Yes. The City Council must hold a public hearing before the Planning, Land Use and Sustainability (PLUS) Committee.
- f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
Yes. Publication of notice of the Council public hearing will be made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin. Environmental review under the State Environmental Policy Act (SEPA) is also required for this legislation, and publication of notice of the environmental determination was also made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin.
- g) Does this legislation affect a piece of property?**
This is a non-project legislative zoning proposal to add 39 Pedestrian zone designations in neighborhood business districts that meet the Pedestrian zone rezone criteria (SMC 23.34.086) throughout the city of Seattle. Fifty-seven neighborhood business districts that encompass approximately 1900 parcels around the City were considered for a Pedestrian zone designation.
- h) Other Issues:** None.

List attachments to the fiscal note below: None.