

SUMMARY and FISCAL NOTE

Department:

Office of Planning &
Community Development
(OPCD)

Dept. Contact:

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CBO Contact:

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1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 8 of the Official Land Use Map to rezone land in the Lake City neighborhood.

Summary and background of the Legislation: This proposal would implement zoning changes on land in the Lake City neighborhood on a collection of four land parcels totaling approximately 3.1 acres, including three parcels that are city-owned, and one parcel that is privately owned. The parcels are located along 28th Ave NE, east and west, and between NE 125th St and NE 127th St.

The parcels have a high potential for infill development with affordable multi-family housing and community serving uses. Two parcels are owned by Seattle Parks and Recreation and Seattle Finance and Administrative Service, which is currently proposed to have a new Lake City Community Center with affordable housing on its upper floors. The primary effect of the rezone is a ten-foot increase in height for existing Neighborhood Commercial (NC) zoned parcels, and changes to existing LR3 zones to unify the proposed zoning to NC-85 throughout.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___ X 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?

The legislation is expected to expedite and help facilitate infill development of affordable housing and community serving uses in the Lake City neighborhood. Future development on the subject sites would require permits, and as a result, permit fees would be charged by the City. The legislation will have minor impacts to SDCI staff, as they will be called on to update the zoning maps.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation could delay commencement of affordable housing and community uses in the Lake City neighborhood. Furthermore, a proposed Lake City Community Center and affordable housing project could help preserve per unit public

funding by \$6,000 or 2%, which may not be possible if the legislation does not get implemented.

4. OTHER IMPLICATIONS

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

The Office of Housing has tentatively awarded funds for possible affordable housing developments on sites affected by this legislation. The legislation will assist moving forward with possible redevelopment permit applications and eventual OH allocation of the funds. Seattle Parks and Recreation has a proposed project to rebuild the community center on sites affected by this legislation.

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in Fall 2025.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

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

A SEPA Notice for this action was published in the Daily Journal of Commerce on June 9, 2025. Publication for the Public Hearing would be noticed in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

The legislation will apply to four parcels along 28th Ave, between NE 125th St and NE 127th St, in the Lake City neighborhood, as described above.

f. 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?

This legislation will assist in allowing potential development of affordable housing and community-serving uses that have strong support from organizations affiliated with communities of color. Expected future uses include city-funded affordable housing and a new Lake City Community Center.

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).

No new initiative or major programmatic expansion is proposed.

Attachments: None.