

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact:	CBO Contact:
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** 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; amending the Official Land Use Map (Chapter 23.32 of the Seattle Municipal Code) to rezone certain land in the Downtown Retail Core; and amending Sections 23.49.008 and 23.49.058 of the Seattle Municipal Code to increase housing capacity and downtown activation.

Summary and Background of the Legislation:

This land use legislation is one component of the Downtown Activation Plan. The legislation rezones 11 parcels of land that are strategically located within a 5-block area near the center of downtown. Zoning is changed from the Downtown Retail Core (DRC) zone to the Downtown Mixed Commercial (DMC) zone.

This legislation makes one zoning map change as well as small amendments to text provisions of the Land Use Code (Seattle Municipal Code Title 23) to revitalize the retail core area along Third Avenue. The changes include the following elements:

1. Rezone parts of the Retail Core area into mixed commercial. The proposed rezone is from DRC 85-170 to DMC 240/290-440.
2. Amend the land use code at SMC 23.49.058.D to address tower spacing to apply a 60 foot tower spacing requirement for the proposed rezone area.
3. Amend the Land Use Code at SMC 23.49.058.A allowing a podium height of 85 feet, and amending SMC 23.49.008.B giving a height limit exception of 10 percent, for a structure that contains an elementary or secondary school.

2. 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 has minor short-term impacts on SDCI, because SDCI permit review staff would need to be made aware of the land use code text changes in a training or e-mail

communication, and there will be minor IT costs associated with changing a zoning map. However, these costs can be absorbed within the existing budget.

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

No.

3. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Seattle Department of Construction & Inspections (SDCI) staff training will be needed. SDCI staff will need to be made aware of the code amendment for the purposes of permit review. One-time IT costs of \$20,000 for both the Downtown retail core legislation and the Belltown lodging legislation combined can be absorbed within SDCI's existing budget.
- 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. OPCD published a SEPA determination of non-significance (DNS) on June 22nd in the DJC and the City's Land Use Information Bulletin. No SEPA appeals were received.
- d. Does this legislation affect a piece of property?**
This legislation applies to 11 properties within the rezone area. A component of the legislation strengthens existing incentives for a school facility to be located in a downtown zone, which affects most of downtown.
- 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?**
This legislation could have the effect of facilitating additional market rate housing in an area of central downtown. The price of the market rate housing units will likely serve households with incomes above 100 percent AMI. This may be perceived as an impact on historically disadvantaged communities if those communities would have difficulty accessing the housing opportunities. However, any new development in the zone would contribute to affordable housing through the MHA program in an amount estimated at between \$4 million to \$8 million. Such funds would be used to increase low-income housing in Seattle.
- f. Climate Change Implications**
- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
No. This is a project action. Emissions will be considered as part of the environmental review of any future developments in the zone. The location is exceptionally well served by transit.

- 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 legislation increases resiliency because it is expected to create a better balance between residential uses and commercial/office uses in the downtown area.

- 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.