

Attachment B: Implementation Timeline

July 2015 Aug 2015 Sept 2015 Oct 2015 Nov 2015 Dec 2015 Q1 2016 Q2 2016 Q3 2016 Q4 2016 Q1 2017 Q2 2017 Q3 2017

1. Affordable Housing Impact Mitigation Program for Commercial Development

A new Land Use Code Chapter 23.58B that sets out program requirements and affordable housing payment and performance levels to mitigate commercial development in all zones. Program is not effective until rezones are made.

- a. Draft and refine legislation
- b. City Council review and action

2. Mandatory Inclusionary Housing Framework Legislation

A new Land Use Code Chapter 23.58C that sets out program requirements for inclusionary housing. Program is not effective until rezones are made.

- a. Draft and refine legislation
- b. City Council Review and action

3. South Lake Union Zoning Changes

Zoning changes increasing allowable residential floor plate limits by ~1,000 sf and increase of FAR by ~1.0 and other associated zoning refinements to activate MIH and Commercial Mitigation programs.

- a. SEPA Addendum to 2012 EIS
- b. Community review and engagement
- c. Draft and refine legislation
- d. VIZ Code re-write/clean up
- e. City Council review and action on zoning changes

4. Downtown Zoning Changes

Zoning changes increasing allowable residential floor plate limits by ~1,000 sf and increase of FAR by ~1.0, and/or height limit increases to allow ~1 additional story, depending on the zone, and other associated zoning refinements to activate MIH and Commercial Mitigation programs.

- a. New SEPA evaluation and Determination
- b. Community review and engagement
- c. Draft and refine legislation
- d. VIZ Code re-write/clean up
- e. City Council review and action on zoning changes

5. University District Urban Design Framework Zoning Changes

Make zoning changes in the U District consistent with the Urban Design Framework. Zoning changes also activate the MIH / CLF programs.

- a. Urban design framework complete
- b. EIS work
- c. Draft and refine zoning change legislation
- d. Additional community review and engagement
- e. City Council review and action on zoning changes

6. Updates Related to Seattle 2035 Comprehensive Plan

Establish expanded urban villages on the Comprehensive Plan Future Land Use Map.

- a. Seattle 2035 preferred alternative outreach
- b. Community engagement to consider urban village expansions
- c. Final Seattle 2035 Plan
- d. City Council Review and Action

7. Other Rezones with Area Planning

As rezones are made through area planning work for sub-areas, activation of the MIH / commercial mitigation programs can be made.

- 23rd Ave. Urban Design Framework
- Uptown Urban Center Urban Design Framework
- Rainier Beach Community Planning
- Ballard
- Others TBD...

8 Citywide zoning changes for Mandatory Inclusionary Housing & Mitigation for Commercial Development

Zoning changes allowing approximately one additional story in all zones that allow multi-family development, and rezones of single family areas within urban villages to residential small lot or a Lowrise zone, to activate the MIH / commercial mitigation programs.

- a. EIS structure & consultant selection
- b. EIS evaluation including impacts, urban design, massing etc. Scoping Analysis and review DEIS FEIS
- c. Community review and engagement
- d. Draft and refine zoning code changes
 - Commercial / Neighb. Comm zones
 - Multi-family zones
 - Changes to single family areas in urban villages
- e. City Council review and action (Packages of rezones by zone category or geography are expected)

July 2015 Aug 2015 Sept 2015 Oct 2015 Nov 2015 Dec 2015 Q1 2016 Q2 2016 Q3 2016 Q4 2016 Q1 2017 Q2 2017 Q3 2017