

## SUMMARY and FISCAL NOTE

<b>Department:</b>	<b>Dept. Contact:</b>	<b>CBO Contact:</b>
Office of Planning & Community Development (OPCD)	Brennon Staley	Alena Johnson

### 1. BILL SUMMARY

**Legislation Title:** AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 70, 71, 72, 73, 74, 75, 76, 77, 81, 84, 85, 86, 87, 88, 89, 92, 93, 94, 95, 96, 98, 99, 100, 103, 104, 105, 106, 112, 113, 114, 119, 121, 124, 125, 133, 136, 137, 138, 139, 143, 144, 149, 150, 151, 152, 156, 157, 158, 159, 160, 163, 164, 165, 166, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 184, 187, 188, 191, 192, 198, and 208 of the Official Land Use Map; amending Sections 23.30.010, 23.45.510, 23.45.514, 23.45.518, 23.45.530, 23.45.536, 23.84A.048, and 23.86.007 of the Seattle Municipal Code; and repealing Sections 23.45.528, 23.45.586, 23.45.590, and 23.45.595 of the Seattle Municipal Code.

#### **Summary and Background of the Legislation:**

This legislation implements zoning changes in neighborhood centers, in new and expanded regional and urban centers, and along frequent transit routes. It also implements the following changes to certain development standards:

- changes floor area ratios (FAR) and height limits in Lowrise zones;
- creates a new Midrise zone;
- changes the height limit in the existing Midrise Residential (MR) zone;
- updates setbacks in MR zones;
- removes structure width and depth requirements for MR zones;
- creates consistent standards for measurement of FAR across all zones; and
- clarifies where screening is required for surface parking in LR and MR zones.

This legislation helps to implement the growth strategy outlined in the recently adopted One Seattle Plan Comprehensive Plan.

### 2. CAPITAL IMPROVEMENT PROGRAM

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

### 3. SUMMARY OF FINANCIAL IMPLICATIONS

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

This legislation will not have any direct impacts to expenditures, revenues, or positions. However, it would have the following indirect impacts:

### **Tax Base**

The legislation is likely to increase the construction of housing in Seattle, particularly apartments and condominiums. Increased housing construction would generate additional tax revenue in the following ways: (1) directly through increased construction sales tax and real estate excise tax (REET); and (2) indirectly through an increase in property taxes and the number of residents in Seattle. While the City has not estimated likely increases in housing and population due to this legislation, the Environmental Impact Statement for this legislation and previous legislation to comply with House Bill (HB) 1110 analyzed the impact of 40,000 additional homes over 20 years. About half of these homes were in Centers and Corridors zones.

### **Permit Review**

This legislation is likely to increase the number of permits for housing excluding other economic factors. Increased permit review costs would be paid by the associated permit fees.

### **Information Technology, Education, & Outreach**

Implementation of this legislation will require updates to zoning maps, GIS layers, websites, director's rules, and other public materials as well as minor changes to software to account for new zone names. It is expected that this work will be accomplished using existing staff resources. Technology update costs are estimated to be less than \$25,000 and will be paid by SDCI permit fee revenue. Language translation costs are estimated to be \$5,000 to \$10,000 and will be paid by SDCI permit fee revenue.

## **4. OTHER IMPLICATIONS**

### **a. Please describe how this legislation may affect any departments besides the originating department.**

Fiscal impacts will primarily occur in permitting departments including the Seattle Department of Construction and Inspections (SDCI), Seattle Department of Transportation (SDOT), Seattle Public Utilities, (SPU), Seattle City Light (SCL), Seattle Fire Department (SFD), and the Department of Neighborhoods (DON).

### **b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

The legislation will not affect a specific piece of property; however, it will apply generally to areas in newly designated Neighborhood Centers, in expanded Regional and Urban Centers, and along Frequent Transit Corridors. It will also have minor impacts on development regulations in other areas.

**c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- 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.**

This legislation is intended to help reduce the cost of housing by increasing the supply of housing.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.** A summary of racial equity analysis associated with the One Seattle Plan is attached.

- iii. What is the Language Access Plan for any communications to the public?** SDCI will provide a summary of the development standards as updated by this legislation in the languages specified in SDCI's language access plan.

**d. 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.**

This legislation is intended to encourage housing within Seattle compared to areas outside of Seattle. Consequently, it should help to reduce carbon emissions from transportation by locating new households in areas of transit, employment, and amenities.

- 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.**

This legislation is not expected to substantially affect Seattle's resiliency.

- e. 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?**

This legislation implements the Mayor's proposed One Seattle Plan. No new initiative or major programmatic expansion is proposed.

## 5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

**Is a public hearing required?**

**Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**

- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

## **6. ATTACHMENTS**

### **Summary Attachments:**

Summary Attachment 1 – One Seattle Plan RET Summary Report