

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of Planning & Community Development (OPCD)	Geoff Wentlandt	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.

Summary and Background of the Legislation:

This legislation allows a 10-foot height limit exception for development in one commercially zoned tract of land within the area commonly considered as the Georgetown neighborhood. Developments are required to meet the following building performance criteria to access the height limit exception:

- The applicant must commit to the green building standard and demonstrate compliance with that commitment;
- The development must include at least five residential stories;
- The development must include street-level uses for at least 20 percent of the street frontage at street level;
- Street level non-residential uses must have a floor-to-floor height of at least 20 feet for the 20 percent of the street frontage in street-level use; and
- Dwellings must have sound-insulating windows and air cooling and ventilation systems meeting certain requirements.

All other standards controlling the bulk and scale of development and the allowable uses are unchanged. The amendment is a text amendment only and no changes to zoning maps are required.

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

4. OTHER IMPLICATIONS

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

This legislation affects Seattle Department of Construction and Inspections (SDCI) in a small way as SDCI staff will need to be made aware of the code amendment for the purposes of permit review. However, this will not create a meaningful fiscal impact on SDCI.

- 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.**

This legislation applies to all properties in the Commercial 1 zone in a 9.7 acre area bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west.

- 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 does not impact vulnerable or historically disadvantaged communities.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.** None.

- iii. What is the Language Access Plan for any communications to the public?** None.

- 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 is a non-project action. Emissions will be considered as part of the environmental review of any future developments in the zone. The proposed action is not expected to increase or decrease the amount of vehicle trips in the area or the types or methods of construction of buildings that would otherwise occur. A State Environmental Policy Act (SEPA) Determination of Non Significance was prepared and issued on September 21, 2023 and is available by entering that date of publish in the City's public notices website at [Find Public Notices - Seattle Services Portal | Seattle.gov](#) (see item 000809-23PN).

- 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 will not decrease resiliency in a material way.

- 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?**

No

5. CHECKLIST

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

- ☒ **Is a public hearing required?**
Yes
- ☒ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
Yes. OPCD published a SEPA determination of non-significance (DNS) on September 21st, 2023 in the DJC and the City’s Land Use Information Bulletin. No SEPA appeals were received. A notice of public hearing will be published at least 30 days in advance of the City Council taking action of the proposed legislation.
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?** Not applicable, the legislation does not change spending and/or revenues.
- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?** Not applicable, the legislation does not create a non-utility CIP project of any kind.

6. ATTACHMENTS

Summary Attachments:

Summary Attachment 1 – SEPA DNS

Summary Attachment 2 – Area Map