

## **BILL SUMMARY & FISCAL NOTE**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>Executive Contact/Phone:</b>
Legislative	Lish Whitson/615-1674	N/A

### **1. BILL SUMMARY**

#### **Legislation Title:**

AN ORDINANCE relating to land use and zoning, amending the SDOT Street Use Fee Schedule for installing, maintaining, or removing awnings or marquees, amending Attachment A to Ordinance No. 123477; amending the Official Land Use Map (Chapter 23.32) to rezone certain land in 42 neighborhood-commercial zones to add the "P" suffix for new and expanded pedestrian-designated areas; amending the development standards for areas with pedestrian designations, amending Chapter 23.47A and Sections 23.41.012, 23.54.015, 23.54.020, and 23.84A.048 of the Seattle Municipal Code.

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

To encourage new and protect existing compact, walkable neighborhood business districts, the Department of Planning and Development (DPD) has reviewed 57 neighborhood business districts around the City. In general, DPD proposes that:

- A Pedestrian zone designation be applied or expanded in 39 of the surveyed business districts, and
- Development standards that apply in Pedestrian zones be modified to meet the needs of pedestrian-oriented business districts.

The legislation would:

- Apply a Pedestrian zone designation to 39 surveyed business districts
- Make the following modifications or additions to development standards for new development in Pedestrian zones:
  - Limit the Design Review departures available in Pedestrian zones for -
    - the amount of street frontage required to be occupied by street-level uses; and
    - the minimum floor to floor height and façade transparency requirements for all non-residential uses at street level.
  - Expand the list of permitted street-level uses.
  - Clarify the façade transparency requirements to specify that transparent areas must allow views into and out of the street level of the structure.
  - Require overhead weather protection for new development along a Principal Pedestrian Street.
  - Eliminate waivers to parking requirements for required street-level uses.
  - Require, in live-work units, that the work area is oriented towards the main street and extends at least 15 feet into the unit.

This bill contains the Council’s amendments to CB 118327, which was the Executive’s proposed bill. There are seven amendments:

1. Amend the Magnolia Village P designation, to make the proposed district smaller.
2. Add a P designation in the Greenwood neighborhood, on Greenwood between N 81<sup>st</sup> St. and N 83<sup>rd</sup> St.
3. Add a P designation in the South Wallingford neighborhood along N 34<sup>th</sup> Street from Woodlawn Ave. N. to N. Pacific St., and amend the Code to recognize and apply P designation rules in Commercial 1 and Commercial 2 districts with a P designation.
4. Add a P designation at 23<sup>rd</sup> Ave. S. and S. Jackson St. along Jackson from 22<sup>nd</sup> to Rev. Martin Luther King Jr. Way S.
5. Clarify rules regarding the maximum width of office space at street level in P designations, and apply those rules to non-household sales and service uses.
6. Amend the rules related to live-work units, requiring that each unit has an exterior sign, and requiring that property owners maintain a current business license on file.
7. Clarify the extent of new proposed principal pedestrian streets.

**2. CAPITAL IMPROVEMENT PROGRAM**

**This legislation creates, funds, or amends a CIP Project.**  
 (If box is checked, please attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page.)

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:	Total Cost:

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

Please check one:

**This legislation has direct financial implications.** (If the legislation has direct fiscal impacts (appropriations, revenue, positions), fill out the relevant sections below. If the financial implications are indirect or longer-term, describe them in narrative in the “Other Implications” section.)

**This legislation does not have direct financial implications.**  
 (Please skip to “Other Implications” section at the end of the document and answer questions a-i.)

Budget program(s) affected:	General Fund \$		Other \$	
Estimated \$ Appropriation change:	2015	2016	2015	2016
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2015	2016	2015	2016
Positions affected:	No. of Positions		Total FTE Change	

	2015	2016	2015	2016
<b>Other departments affected:</b>				

**3.a. Appropriations**

**This legislation adds, changes, or deletes appropriations.**  
 (If this box is checked, please complete this section. If this box is not checked, please proceed to Revenues)

Fund Name and number	Dept	Budget Control Level Name/##*	2015 Appropriation Change	2016 Estimated Appropriation Change
<b>TOTAL</b>				

\*See budget book to obtain the appropriate Budget Control Level for your department.  
 (This table should reflect appropriations that are a direct result of this legislation. In the event that the project/programs associated with this ordinance had, or will have, appropriations in other legislation please provide details in the Appropriation Notes section below. If the appropriation is not complete supported by revenue/reimbursements listed below, please identify the funding source (e.g. available fund balance) to cover this appropriation in the notes section. Also indicate if the legislation changes appropriations one-time, ongoing, or both.)

Appropriations Notes:

**3.b. Revenues/Reimbursements**

**This legislation adds, changes, or deletes revenues or reimbursements.**  
 (If this box is checked, please complete this section. If this box is not checked, please proceed to Positions)

**Anticipated Revenue/Reimbursement Resulting from this Legislation:**

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
<b>TOTAL</b>				

(This table should reflect revenues/reimbursements that are a direct result of this legislation. In the event that the issues/projects associated with this ordinance/resolution have revenues or reimbursements that were, or will be, received because of previous or future legislation or budget actions, please provide details in the Notes section below. Do the revenue sources have match requirements? If so, what are they?)

Revenue/Reimbursement Notes:

**3.c. Positions**

**\_\_\_\_\_ This legislation adds, changes, or deletes positions.**  
 (If this box is checked, please complete this section. If this box is not checked, please proceed to Other Implications)

**Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:**

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2015 Positions	2015 FTE	Does it sunset? (If yes, explain below in Position Notes)
<b>TOTAL</b>							

\* List each position separately

(This table should only reflect the actual number of positions created by this legislation. In the event that positions have been, or will be, created as a result of previous or future legislation or budget actions, please provide details in the Notes section below.)

Position Notes:

**4. OTHER IMPLICATIONS**

**a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**

(If yes, explain here.)

None

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

(Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.)

No

**c) Does this legislation affect any departments besides the originating department?**

(If so, please list the affected department(s), the nature of the impact (financial, operational, etc), and indicate which staff members in the other department(s) are aware of the proposed legislation.)

No

**d) Is a public hearing required for this legislation?**

(If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned for the future?)

Yes, the Planning, Land Use and Urban Sustainability Committee held a public hearing on March 24, 2015

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

(For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.)

Yes. Publication of notice of the Council public hearing was made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin. Environmental review under the State Environmental Policy Act (SEPA) is also required for this legislation, and publication of notice of the environmental determination was also made in *The Daily Journal of Commerce* and

in the City's Land Use Information Bulletin. Notice of an opportunity to comment on the Council's amendments to the proposed bill will be made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin.

**f) Does this legislation affect a piece of property?**

(If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.)

Yes, this is a non-project legislative zoning proposal to add 42 Pedestrian zone designations in neighborhood business districts that meet the Pedestrian zone rezone criteria (SMC 23.34.086) throughout the city of Seattle. Maps of the affected areas are included as attachments to the legislation.

**g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

(If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities.)

This proposal adds Pedestrian zone designations to 42 neighborhoods across the City, including in areas with vulnerable and historically disadvantaged communities. The propose P designation rules increase the activity, vitality, health and safety of neighborhood commercial areas by providing for reduced pedestrian-vehicle conflicts in these business districts, improving rules to require transparency and eyes on the street, and supporting an active commercial street front.

**h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

(This answer should highlight measureable outputs and outcomes.)

This legislation will add Pedestrian zone designations to neighborhoods across the City. These designations currently are used to support vibrant, pedestrian-friendly commercial districts in neighborhoods across the City, including Pike/Pine, Queen Anne Avenue, Ballard Avenue and California Avenue. The measurable goals of the program include fewer curb cuts along retail streets and increased business activity and reduced vacancies in the areas with new P designations.

**i) Other Issues:**

None

**List attachments below:**

None