

BILL SUMMARY & FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
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1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 72, 73, 87, 101, 102, 133, 145 to designate new zone names, repealing and replacing Chapter 23.48, amending Sections 22.210.030, 22.900G.015, 23.30.010, 23.34.009, 23.34.128, 23.41.012, 23.42.124, 23.42.126, 23.42.128, 23.47A.012, 23.49.011, 23.66.140, 23.84A.004, 23.84A.038, 23.84A.048, 23.86.007, 25.05.800, and 25.08.100 to reorganize, make corrections, and update standards for the Seattle Mixed Zones; and making technical corrections.

Summary and background of the Legislation:

The Seattle Mixed zone (SM) currently includes references to the South Lake Union Urban Center (SLU), and to a lesser extent the West Dravus component of Interbay, throughout all sections of the chapter, making it difficult to discern general SM provisions from neighborhood-specific standards. While some area-specific references are quite literal and built into section headings, many references are not clear with respect to where they apply (certain subareas, blocks, or streets). At present it is difficult to understand how height, FAR, and various development standards are applied across SM generally versus within specific areas of the city. Reorganization of the existing chapter through separation of general SM provisions from those related to specific neighborhoods will accomplish the following:

- Simplify Chapter 23.48 by making clear which provisions apply to specific sites;
- Provide the ability to tailor neighborhood or location-specific provisions based on the community's vision for urban form and use within a number of neighborhoods throughout the city; and
- Establish an organizational format that allows an area to be rezoned SM in a more consistent manner.

Chapter 23.48 was originally created as the Seattle Commons Mixed zone as it was intended for the Cascade neighborhood in anticipation of the Seattle Commons. Shortly thereafter it was renamed Seattle Cascade as the neighborhood began transitioning from manufacturing to office use and, later, residential. Subsequently, Seattle Cascade was renamed Seattle Mixed and applied throughout what is now known as the South Lake Union neighborhood. Various text amendments have been enacted since 2001 in order to accommodate different growth considerations. The zone was also applied to Interbay's West Dravus area in 2006 to provide for retail and residential uses within what had historically been primarily industrial zoning.

In 2013, major amendments to Chapter 23.48 were adopted to allow a diversity of building types, including high rise office towers, and design standards that apply specifically to South Lake Union. The SM zone was recently applied to the North Rainier neighborhood as a means of facilitating transit-oriented development. Additionally, the zone is being evaluated for the University District to accommodate a range of uses (residential, office, retail), a diversity of higher-density building forms including high-rise structures, and design standards. The zone is also being considered for the Rainier Beach neighborhood to provide for a pedestrian-oriented mixed-use neighborhood that integrates light manufacturing/production, residential and retail uses as component of the neighborhood's larger employment strategy.

The current organization of SM includes provisions that apply to all parcels zoned SM and those that apply either specifically to the South Lake Union Urban Center, West Dravus area, or North Rainier Hub Urban Village, making it difficult to parse out where these location-specific development standards apply and where they do not. The proposed amendments to SM will establish a new organizational framework that creates location-specific subchapters that clearly indicate where certain development standards are required and where both FAR and height allowances exist. This framework will also provide a consistent sequencing of provisions for each subchapter. Reorganization will not only improve the zone's utility for the neighborhoods it currently applies to, but will make it easier for applicants to interpret in the future.

*Note: the fiscal note was updated on June 23, 2015, to correct the title.

3. SUMMARY OF FINANCIAL IMPLICATIONS

X This legislation has direct financial implications.

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?**

While reorganization of Seattle Mixed does not entail a legislative rezone, this work does include renaming existing zones, which will have fiscal impacts on DPD's Information Technology (IT) division, which will need to update all GIS maps and updates the zoning records in DPD's permit systems for each affected parcel. The estimated cost of \$2,500-4,000 will be covered by existing resources in DPD's IT division.

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

There is no direct cost of not implementing the legislation. If the reorganization is not enacted permit applicants and City staff will continue struggle applying this chapter of the Code. Clarification and simplification is expected to reduce permit review times.

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

No

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

Yes. The City Council must hold a public hearing before the Planning, Land Use and Sustainability (PLUS) Committee.

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

Yes. Publication of notice of the Council public hearing will be 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.

f) Does this legislation affect a piece of property?

The proposed amendments affect 496 parcels currently zoned Seattle Mixed.

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?

This ordinance is clarifying existing legislation so no impact on vulnerable or historically disadvantaged communities is anticipated, nor are there any perceived RSJI implications.

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 legislation does not involve a new initiative or programmatic expansion.

i) Other Issues: None.

List attachments below:

Director's Report