

SUMMARY and FISCAL NOTE*

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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending the Official Land Use Map at pages 3 and 13 to rezone land in the Bitter Lake Village Hub Urban Village; and amending Sections 23.47A.005, 23.47A.009, 23.47A.014 and 23.86.012 of the Seattle Municipal Code to change regulations for street-level uses, designate Linden Avenue North as a principal pedestrian street, and adopt development standards for certain properties in the Bitter Lake Village Hub Urban Village.

Summary and background of the Legislation:

The Office of Planning and Community Development (OPCD) is recommending a series of rezones and Land Use Code amendments to carry out key actions identified by the community during the recent Broadview – Bitter Lake – Haller Lake (BBH) Neighborhood Plan Update (2012). These are intended to:

- Create a walkable dense, mixed-use neighborhood center along the newly reconstructed Linden Ave. N;
- Encourage future development that builds on recent multifamily and mixed-use development along Linden Ave. N;
- Support the neighborhood’s pedestrian and transit orientation around N 135th St and Aurora Ave. N; and
- Strengthen Aurora Avenue as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities.

These amendments are the product of a two year neighborhood plan update process that engaged a broad cross section of the community through hands-on workshops, interactive meetings with community-based organizations, conversations with property owners, questionnaires and other means. All of the proposed rezones are within the current boundaries of the Bitter Lake Village Hub Urban Village and are within areas designated Commercial/Mixed Use on the Comprehensive Plan’s Future Land Use Map. The Director’s Report includes analysis of the proposed rezones using rezone criteria from the Code and consistency with the Comprehensive Plan. OPCD has completed an associated environmental analysis (SEPA) and made a determination of non-significance. OPCD recommends adoption of the rezone proposals.

2. CAPITAL IMPROVEMENT PROGRAM

_____ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

X This legislation does not have 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?

IT Costs

This proposal is a legislative rezone. Any such rezone has fiscal impacts to Seattle Department of Construction and Inspections' (SDCI) Information Technology (IT) division. Following a legislative rezone the IT division must update all GIS maps and zoning records in SDCI's permit systems for each parcel within the rezone boundaries. This work will be covered by existing resources in SDCI's IT division.

SDCI training and implementation

New code standards within recommendations of this scope are anticipated to have a minor effect on permit review staff at SDCI. Training is needed to ensure that reviewers are aware of the new provisions, and that the policy intent is clear for implementation. This training will be incorporated within the existing training and coordination schedule.

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

There is no direct cost of not implementing the legislation. The amendments are intended to result in development that meets the intent of the BBH neighborhood plan. If the new section is not adopted, developments would be more likely to occur in a manner that is not supportive of that plan's vision for a village center.

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

See above – SDCI.

d) Is a public hearing required for this legislation?

The City Council is required to hold a public hearing on the proposal and will conduct a public hearing during their review of the proposed legislation anticipated to be held in early 2016.

e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

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

Publication is in *The Daily Journal of Commerce* as required for public hearing.

g) Does this legislation affect a piece of property?

The proposed rezone affects 30 parcels.

h) 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 legislation is not anticipated to negatively impact vulnerable or historically disadvantaged communities. OPCD developed the proposals in the legislation through an inclusive engagement process conducted with the assistance of Public Outreach and Engagement Liaisons who worked with elderly, Latino, youth, Somali and renter communities.

i) 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.

Not applicable

j) Other Issues: None

List attachments/exhibits below: None