

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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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 review decision and meeting procedures; temporarily modifying and suspending procedures in Titles 23 and 25 of the Seattle Municipal Code and amending Chapters 23.41, 23.49, 23.66, 23.79, 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 of the Seattle Municipal Code, consistent with the Governor's proclamations and the Mayor's proclamation of civil emergency on March 3, 2020; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

Summary and background of the Legislation:

Background:

For background information on this emergency ordinance, please see Section 1 of the ordinance.

Summary:

This legislation would make temporary process changes in Title 23 and Title 25 SMC, to be in effect for up to six months. Adopting these changes on an interim basis will avoid potential public health risks from in-person contact, allow development to continue to minimize economic impacts, address urgent housing needs, and allow the City time to resolve technical issues to allow holding virtual meetings as soon as possible. A summary of the process changes in the legislation is included below.

1. Allow development projects that would normally be reviewed by the Design Review Board to be reviewed by SDCI staff through Administrative Design Review for the next six months, unless the department can transition all board reviews to virtual meetings or safely return to in-person meetings before then.
2. Expedite the production of affordable housing by exempting publicly-funded affordable housing projects from Design Review if the project applicants are ready to submit a complete building permit application within the next six months, and allow the SDCI Director to waive or modify certain development standards for those projects.
3. Allow developers preparing for Design Review to conduct their required Early Community Outreach via electronic or digital methods instead of in-person outreach methods.
4. Allow developers of proposals for planned community development packages to conduct other types of public outreach instead of having in-person public meetings.

5. Allow DON staff to review requests for certain alterations/modifications of City landmarks and buildings within Special Review Districts, Landmark Districts, and Historical Districts, as well as requests for development standard departures for City landmarks and controls and incentives agreements for City landmarks in instances where DON staff and the owner are able to reach written agreement.
6. Allow DON staff to review requests for flexibility from development standards by public schools.
7. Suspend the following board/committee reviews and extend any associated review timelines for 60 days:
 - a. Nomination/Designation of new City landmarks.
 - b. Requests to approve new buildings and larger alterations/modifications of City Landmarks and within Special Review Districts, Landmark Districts, and Historical Districts.
 - c. Controls agreements for City landmarks where staff and owner are not able to reach written agreement.
 - d. Major Institution Master Planning processes.
 - e. Various other public meetings that are required as part of the land use process.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes No X

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No other impacts have been identified to date.

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

If this legislation is not approved, certain development projects will be unable to proceed through the development process during the COVID-19 emergency; this will cause delay and potential cancellation of these projects. The result is likely to be a delay and/or loss of related permit fee revenues and real estate excise tax collections.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

This legislation affects the Seattle Department of Construction and Inspections as well as the Department of Neighborhoods. These two departments will be undertaking the administrative review that would normally be conducted by the Design Review Board, Special Review

District boards, Landmark District boards, Historical District boards and various other ad-hoc boards, commissions, and committees.

b. Is a public hearing required for this legislation?

This is emergency legislation. Under the provisions of RCW 36.70A.390, the City Council must hold a public hearing on this legislation within 60 days of adoption.

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

This legislation does not require landlords or sellers of real property to provide information regarding the property to a buyer or tenant.

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

No.

e. Does this legislation affect a piece of property?

This legislation affects applications for development across many areas of the city.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation will allow housing construction, including affordable housing construction, to continue through the City permitting process and avoid delays due to the COVID-19 emergency. Communities of color are disproportionately burdened by increasing housing costs, and addressing housing affordability issues is an important piece of the City's RSJI work.

g. 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).

This legislation does not include a new initiative or major programmatic expansion. This legislation temporarily changes the permitting review process to accommodate permitting reviews during the COVID-19 pandemic.

List attachments/exhibits below: