

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Rebecca Herzfeld/684-8148	Not applicable

Legislation Title:

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.012, 23.47A.005, 23.73.002, 23.73.005, 23.73.006, 23.73.008, 23.73.009, 23.73.010, 23.73.012, 23.73.014, 23.73.024, 23.84A.006, 23.86.026 and 23.86.028, and adding a new Section 23.73.015 to the Seattle Municipal Code to strengthen measures for maintaining and enhancing the character of the Pike/Pine neighborhood by addressing the bulk and scale of new development and the use of incentives for retaining character structures, clarifying and strengthening provisions for retaining character structures, removing restrictions on non-residential uses under certain conditions, and making corrections.

Summary of the Legislation:

The amendments are intended to strengthen measures for maintaining and enhancing the character of the Pike/Pine neighborhood. The amendments would:

- Address issues related to the bulk and scale of new developments that use incentives for retaining character structures;
- Clarify and strengthen provisions for retaining character structures (buildings in existence prior to 1940);
- Remove restrictions on nonresidential uses under specified conditions; and
- Make technical corrections and combine related provisions for ease of use.

Background:

For the past five years, the City Council has been working with the Pike/Pine community to amend land use regulations and design guidelines in order to:

- Promote mixed-use development;
- Keep new development compatible and in scale with the neighborhood;
- Encourage small, diverse local businesses;
- Preserve pre-1940 buildings (“character structures”) that contribute to the character of the neighborhood; and
- Retain and attract arts and cultural uses.

Most of the changes were adopted just before or during the recession, and developers did not start applying for permits for buildings that use the new regulations until recently, when pent-up demand resulted in applications for a number of large projects. The legislation is intended to continue the efforts to conserve the character of the Pike/Pine neighborhood in light of what the community and City have learned from the current development boom. In addition, the legislation provides additional opportunities for commercial development, in order to balance the substantial amount of residential development that has occurred during the boom.

X **This legislation does not have any financial implications.**

(Please skip to “Other Implications” section at the end of the document and answer questions a-h. Earlier sections that are left blank should be deleted. Please delete the instructions provided in parentheses at the end of each question.)

_____ This legislation has financial implications.

(If the legislation has direct fiscal impacts (e.g., 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. Please delete the instructions provided in parentheses at the end of each title and question.)

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

No.

b) What is the financial cost of not implementing the legislation?

To the extent that the legislation clarifies the Land Use Code and adds guidance for developers, Department of Planning and Development (DPD) staff, the and volunteer members of the City’s Design Review Board, it could reduce the costs by making the permit process more efficient. These potential savings would not be realized if the legislation is not adopted.

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

Because it amends the Land use Code, this legislation would be administered by DPD land use permit staff.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

None.

e) Is a public hearing required for this legislation?

Yes, a City Council public hearing is required, and is scheduled on June 10, 2014.

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

This legislation requires a City Council public hearing, and notice of the public hearing in the Daily Journal of Commerce is required.

g) Does this legislation affect a piece of property?

This legislation would apply to the commercially zoned land within the Pike/Pine Conservation Overlay District, which is a sub-area of the Pike/Pine Urban Center Village. The Pike/Pine Conservation Overlay District boundaries and the boundaries of the proposed Conservation Core are shown on the map below.

