Form revised: December 5, 2014

BILL SUMMARY & FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Legislative	Sara Belz / 4.5382 Geoffrey Wentlandt (DPD) / 4-3586	Not Applicable

1. BILL SUMMARY

Legislation Title:
AN ORDINANCE relating to land use and zoning; amending Sections 23.41.004, 23.45.510, 23.45.512, 23.45.514, 23.45.518, 23.84A.014, and 23.86.002 of the Seattle Municipal Code to amend Lowrise Zone multi-family development standards and establish a new design review threshold for Lowrise 2 zones.

Summary and background of the Legislation:
The Seattle City Council is proposing to amend the Land Use Code (Title 23 of the Seattle Municipal Code) to make adjustments and corrections to the regulatory framework for the City's Lowrise zones. A variety of multifamily housing types may be constructed in Lowrise zones, including apartments, townhouses, and rowhouses. Lowrise zones are usually located between mixed-use commercial areas and single-family neighborhoods, and they play a key role in the production of new housing that can help meet growing demand. Lowrise zoning is meant to allow buildings that are three or four stories tall.

In 2010, the Council passed a comprehensive package of amendments to the City's multifamily zoning regulations. Since then, Department of Planning and Development (DPD) staff and local residents have observed that some of the buildings constructed pursuant to the new rules are taller and of a larger scale than was anticipated under the 2010 legislation. In October 2013, City Council President Sally Clark asked DPD to propose code amendments to address this concern, and DPD's recommendations were published in May 2014. The proposed legislation includes revisions to DPD's proposals as well as additional amendments. It would make the following changes to the Land Use Code:

- Add new upper-level setback requirements for all street-facing building facades in Lowrise zones;
- Clarify when exterior spaces such as hallways, breezeways, balconies, and stairwells must be included in the floor area calculations for projects in Lowrise zones;
- Establish new density limits for projects located on small lots (less than 3,000 square feet in size) in Lowrise 1 zones;

- Place limits on the use of clerestories and similar rooftop features in Lowrise and other multi-family zones;

- Allow projects in Lowrise zones that receive certification from the Passive House Institute U.S. to qualify for additional floor area, in addition to the three certifications currently listed in the Code;

- Establish a new design review threshold for Lowrise 2 zones; and

- Correct grammar, formatting, and incorrect section references.

2. CAPITAL IMPROVEMENT PROGRAM

____ **This legislation creates, funds, or amends a CIP Project.**

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.**

_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?
No; the regulatory changes proposed in the legislation are not expected to have a measurable impact on DPD's permitting activity or permit revenues.

b) Is there financial cost or other impacts of not implementing the legislation?
Passage of the legislation is not expected to have any impact on City expenses or revenues. However, if the legislation is not passed, multifamily residential projects that exceed the maximum scale of development intended by the City's Lowrise zoning regulations will continue to be built in Seattle neighborhoods.

c) Does this legislation affect any departments besides the originating department?
No.

d) Is a public hearing required for this legislation?
Yes, a public hearing is scheduled to occur during the June 2, 2015, meeting of the City Council's Planning, Land Use, and Sustainability Committee.

e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
Yes, 30-day notice of the required public hearing has been published in the *Land Use Information Bulletin* and the *Daily Journal of Commerce*.

f) Does this legislation affect a piece of property?
No.

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?
It is possible that the legislation could result in a slightly reduced number of residential units being built per year in Lowrise zones; however, the impact of those changes on city-wide housing affordability is expected to be minimal. In exchange, the ordinance would result in more predictable development and more appropriately designed and scaled buildings across all Seattle neighborhoods.

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.
Not applicable.

i) Other Issues: None.

List attachments below: None.