

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

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**Legislation Title:**

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District, implement standards for a Mount Baker Overlay District Special Standards Area, change the definition of "Zone, residential" to include SM\R, and modify and add maps for Chapter 23.48.

**Summary of the Legislation:**

The proposed bill enacts the following:

**Rezones.** The bill adopts a package of nine individual rezones that meet the North Rainier neighborhood's goal of creating a walkable town center around the Mount Baker light rail station. Most of the rezones are changes to the higher intensity Seattle Mixed zoning designation. Several of the rezones not directly located on an arterial roadway or on the edges of the commercial core are changes to multifamily zoning designations. In total the proposed rezones comprise 109 parcels, and on approximately 26 acres of land. The proposed zoning change could increase the amount of growth that could occur in the North Rainier Hub Urban Village over the next 20 years by about 120 housing units and 110 jobs.

**Station Area Overlay District.** The bill expands the existing Station Area Overlay district (SAO). An SAO is an established set of supplemental development regulations intended to support transit stations.

**Incentive Zoning Provisions for Affordable Housing.** The City's incentive zoning chapter SMC 23.58A establishes rules for how extra floor area beyond the base amount may be achieved for residential developments in exchange for affordable housing. The incentive zoning program is currently available in midrise and highrise zones and certain downtown zones. The bill applies the Incentive Zoning program to the rezoned areas of the North Rainier Hub Urban Village as consistent with City policy for area-wide legislative rezone actions.

**Background:**

In 2010, Sound Transit began light rail service to the Mount Baker town center. In anticipating of the start of rail service the North Rainier Neighborhood plan was updated in 2009. This update resulted in revisions to the Goals and Policies of the Neighborhood Plan.

**Future Land Use Map Amendment**

Based on the recent North Rainier neighborhood plan update, proposed changes were made to the City's Comprehensive Plan Future Land Use Map. These changes were officially adopted by the City Council through the 2010 Comprehensive Plan annual amendment process. The package of rezones in this bill matches appropriate zoning designations to the areas that were re-designated on the Future Land Use Map.

Please check one of the following:

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

                **This legislation has financial implications.**

**a) What is the financial cost of not implementing the legislation?**

There is no direct cost of not implementing the legislation. However, if the rezones are not enacted and incentive zoning provisions not applied, the City would not receive the preferred form and character of development in the North Rainier neighborhood envisioned by citizens and called for in Comprehensive and Neighborhood Plans.

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

No.

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

There are numerous possible rezone scenarios that could achieve similar objectives in the area. The proposal reflects the scenario developed by extensive community work and continues to have significant community support.

Since March of 2011, DPD has evaluated alternative approaches to the legislation that would entail a more comprehensive re-evaluation of zoning and/or urban design in the core of the North Rainier urban village to further support Transit Oriented Development (TOD) goals. An alternative approach: Conduct a more limited zoning re-evaluation focusing on key sites for transit supportive development at increased densities within the urban village. Cost to DPD of this alternative is estimated at \$30,000 for consultant impact analysis services and 0.5 FTE of one planner for 6 months.

**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 late 2010 or 2011.

**e) 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.

**f) Does this legislation affect a piece of property?**

The proposed rezone affects 91 parcels.

**g) Other Issues:**

**List attachments to the fiscal note below:**

None