

Summary and Fiscal Note

1. Legislation Summary

This legislation would re-enact temporary Design Review Program regulations initially enacted through Ordinance 127309. Those interim regulations exempt low-income housing and development that provide on-site units through the Mandatory Housing Affordability program from design review, suspends mandatory design review, and allows development to voluntarily choose to participate in design review. The interim regulations would lapse 6 months after passage, unless renewed by Council.

Department: Legislative

Title: An ordinance relating to land use and zoning; adopting temporary regulations previously in Ordinance 127309 for six months to exempt housing projects that meet Mandatory Housing Affordability requirements using on-site performance units from Design Review, and allowing permit applicants for all housing subject to Full Design Review the option of complying with Design Review pursuant to Administrative Design review; temporarily suspending mandatory, and allowing voluntary, design review of proposed development in Titles 23 and 25 of the Seattle Municipal Code, consistent with Chapter 333, Laws of 2023 and previously in Ordinance 127309; and amending Sections 23.41.002 and 23.41.004 of the Seattle Municipal Code.

Background:

In 2023 the state legislature passed Engrossed Substitute House Bill 1293 (Chapter 333, Laws of 2023), which added new requirements for local design review programs starting June 30, 2025. The City is currently developing changed regulations to comply with those new requirements. The re-enacted interim regulations in this bill would apply while those permanent regulations are under development.

2. Capital Improvement Program (CIP)

Does this legislation create, fund, or amend a CIP Project?

Yes

No

a. CIP Project Name:

b. Master Project ID:

c. Project Location:

d. Start Date:

e. End Date:

f. Total Project Cost Through 2030:

3. Summary of Financial Implications

Does this legislation have financial impacts to the City?

Yes

No

3d. Other Financial Impacts

a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.

b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle

these costs? Or does the department need to shift resources away from other work to handle these costs?

Not applicable

c. What financial costs or other impacts might happen if this legislation is not implemented?

Not applicable

d. How might this legislation affect other City departments besides the one that proposed it?

This legislation affects the Seattle Department of Construction and Inspections, which administers the Design Review Program.

4. Other Impacts

a. Does this legislation require a public hearing?

Yes

No

b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?

Yes

No

c. Does this legislation affect a piece of property?

Yes, this legislation affects properties citywide, largely zoned multifamily, commercial, and downtown.

d. Race and Social Justice Initiative impacts:

1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.

Not applicable

2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.

Not applicable

3. What is the Language Access Plan for communicating with the public about this legislation?

Not applicable

e. Climate change impacts:

1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.

Not applicable

2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.

Not applicable

f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?

Not applicable

g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?

Not applicable