

CODAC 2

Incentives:

Scope of work:

- Discuss the City of Seattle's existing land use, zoning and tax incentives, such as the Multi-Family Tax Exemption program (MFTE);
- Discuss the following issues related to a “cultural certification” program: how would the program operate, and how would the program recognize and encourage the inclusion of quantifiable cultural and/or artistic attributes in capital projects located within the City of Seattle;
- Discuss City of Seattle incentives intended to encourage preservation and additions of space for activities related to arts and culture (including artist housing).

There is an opportunity to partner with, or build on, work done in 2008 for the City's Department of Planning and Development on a **transfer of development rights** program in the Pike/Pine neighborhood. Several committee members favor greater examination of this program vis-à-vis CODAC. Other land use and zoning recommendations of the Pike/Pine study, because they are intended to conserve older buildings in the neighborhood, might also benefit the CODAC. The draft director's report included specific reference to the preservation and encouragement of arts and culture-related uses in its recommendations. Recommendations included:

- Incentives to retain older buildings (exemption from FAR and height limits, and limits on non-residential use)
- Incentives to include arts facilities in existing buildings or new development (exemption from FAR restrictions, and limits on non-residential use)
- Expand and redefine the Pike/Pine overlay. Arts and entertainment uses would be added to the list of uses without restriction at street level.

Other incentive programs included in the work plan include the City's **multi-family tax exemption** program and the CODAC-suggested '**cultural certification**' program.

Determine how to approach affordable artist housing within the scope of CODAC's work plan. Two members of the committee represent organizations that work extensively with housing.

Financing:

Scope of work:

- Discuss public development authorities (PDAs), specifically the feasibility of establishing such a PDA, and how the City could establish one or more PDAs for the purpose of preserving and adding space for activities related to arts and culture;
- Discuss currently available funding from City and non-City sources, and how such funding might be re-directed to preserve and add space for activities related to arts and culture.

There are dozens or hundreds of possible fund sources that could be pursued. Which to focus on?

The work plan mentions **public development authorities** (PDAs) specifically. One member of the committee is knowledgeable about **tax credit** programs.

Other ideas for financing include:

—the president-elect's **economic stimulus package**. Could there be a place for “cultural infrastructure”? Should we work with our congressman on this issue?

—while **state funding is unlikely**, it might be necessary to take an offensive approach to ensure that possible fund sources are not lost in the budget cuts that are sure to come during the upcoming legislative session.

—Would it be worthwhile to take on the **per cent for arts** program, and attempt to redefine it, so that arts and cultural space could be included in the definition of public art?