

MEMORANDUM

To: Councilmember Rob Johnson, Chair
Councilmembers Mike O'Brien and Lisa Herbold, Members
Planning, Land Use and Zoning Committee

From: Eric McConaghy and Lish Whitson, Central Staff

Date: September 19, 2016

Subject: Amendments to Seattle 2035

On September 20, the Planning, Land Use and Zoning (PLUZ) Committee is scheduled to continue discussion and possibly vote on amendments to the Mayor's Recommended Comprehensive Plan, "Seattle 2035." The purpose of this memo is to provide a decision agenda for the Committee to vote on amendments, and possibly the amended bill. Amendments are shown on attachments starting on page 4.

Background on Committee Process

The City Council has conducted an extensive review of the Mayor's Recommended Comprehensive Plan. This review included two public hearings and a process whereby Councilmember Johnson took the Comprehensive Plan "on the road," bringing key themes of the Plan to most Council committees for review and discussion over a period of two months. Out of that review, various amendments have been suggested by Councilmembers. The PLUZ Committee discussed these possible amendments at its [August 16](#) and [September 9](#) meetings. For each meeting, potential amendments were attached to a memo prepared for that meeting and provided to the public for review and comment.

Many of the proposed amendments are informed by comment and testimony from members of the public, received both at the public hearings on June 27 and September 15, in public comments at each committee meeting and in written comments. The amendments also respond to recommendations by the Seattle Planning Commission, the Seattle Music Commission, Historic Seattle and other organizations.

The attached amendments reflect the Committee's discussion at the September 9 Committee meeting. Changes to the amendments published on September 9 or new amendments resulting from public comment and final staff review and added since September 9 are highlighted in red.

If the Committee votes to recommend passage of an amended bill at the September 20th PLUZ Committee meeting, additional opportunity for public comment will be provided. In order to provide that opportunity, the earliest possible date for a full Council vote would be October 3.

Decision agenda

We have prepared a decision agenda that is divided into five sections:

1. "Technical amendments" previously presented to the Committee. These amendments were previously presented to the Committee as part of the agenda on September 9 and have not changed since that meeting. Central Staff recommends that the Committee vote on this package of amendments as a single consent agenda.
2. "Technical amendments" with minor changes since September 9 and policy decisions made by the PLUZ Committee at the September 9 committee meeting. Modifications or clarifications have been made to these amendments as a result of comments from the Law Department, your offices or staff. These amendments include "policy decisions" where the Committee has previously provided direction. These amendments are also recommended to be voted on as a consent agenda.

Note: If you would like to pull any of the amendments from either of these consent agendas for additional discussion, please let us know.

3. "New amendments". These amendments respond to recommendations from the public or Councilmember priorities. They have been added since the September 9 PLUZ Committee meeting.
4. "Policy decisions" for discussion. These amendments were highlighted in the Committee meetings on August 16 and September 9 but no policy decision was made at either Committee meeting. Each of these amendments, or sets of amendments, are listed for separate discussion and vote.
5. Final Committee votes. These items would modify the Council Bill to incorporate the Committee's amendments and ask for the Committee's final recommendation on the bill as amended.

cc: Kirstan Arestad, Central Staff Executive Director
Ketil Freeman, Supervising Analyst

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NOTES

The edits shown below specify City Council's amendments to the Mayor's Recommended Comprehensive Plan (which is Attachment 1 to Council Bill 118683).

Specific language to be deleted from the Mayor's Recommended Comprehensive Plan is shown in ~~strike through~~.

Specific language proposed to be added to the Mayor's Recommended Comprehensive Plan is shown underlined.

***Indicates that adjacent text has been omitted

Decision 1: “Technical amendments” previously presented to the Committee.

These amendments are recommended to be voted on as a single “consent agenda.” They were previously presented to the Committee as part of the agenda on September 9 and have not changed since that meeting.

1. Amendments to the Title, Introduction and across multiple sections of the Plan

Amendment	
1	<p>Amend the title of the plan to reintroduce the word “sustainable” as follows:</p> <p style="text-align: center;">Seattle 2035 Comprehensive Plan Managing Growth to Become an Equitable <u>and Sustainable</u> City 2015-2035</p>
2	<p>On page 3, amend the introductory language as follows:</p> <p>***</p> <p>Race and Social Equity. Seattle believes that every resident should have the opportunity to thrive and to be a part of the city’s growing economy. In 2015 the mayor and the City Council adopted a resolution that changed the title of this value from “social equity” to “race and social equity,” to emphasize the need to address disparities experienced by people of color. <u>In 2016, at Council’s request the Office of Planning and Community Development developed the Growth and Equity Analysis. The results of the Growth and Equity Analysis inform elected officials and the public about potential future displacement impacts of the recommended Growth Strategy on marginalized populations; and strategies for mitigating identified impacts and increasing access to opportunity for marginalized populations.</u></p> <p>***</p>
3	<p>Amend page 6, and other places throughout the Plan, to change “Disabled people” to “People with disabilities”</p>
4	<p>On page 6, amend the Plan as follows:</p> <p>***</p> <p>also aims to give all Seattle residents better access to jobs, education, affordable housing, parks, community centers, and healthy food.</p>

Amendment

In 2016, the City published a report titled Growth and Equity. That report compiles data about several economic and demographic factors that help identify places in the city where residents, especially people of color and low-income residents, could be at risk of displacement or where there is less access to employment and other opportunities. The City used information from this report to shape this Plan's preferred pattern of growth, as described in the Growth Strategy Element. The City will continue to monitor the conditions contained in the report.

The goals and policies in this Plan can also influence the actions of other government agencies and private businesses to promote social justice and racial equity. Working toward equity will help produce stronger and more resilient economic growth—growth that benefits everyone.

5 On page 7, amend the Plan as follows:

Move the section that begins with:

Environmental Stewardship. Even as the city becomes increasingly urban, Seattle is dedicated to protecting and restoring the green spaces and water that make our city special...

And ends with:

Yet there was one goal in common: to make Seattle the best city for living, working, and raising families. This Plan encourages continued broad public participation in decisions that affect all aspects of the city.

...to page 6, after this text:

The discussions that introduce sections of this Plan highlight other facts about some conditions or services as they relate to the income or racial characteristics of people in Seattle.

6 On page 7, amend the Plan as follows

The City has committed to make Seattle carbon neutral by the year 2050 in order to reduce the threat of climate change. To reach this ambitious and important goal, local government, businesses, and residents will need to work together. Seattle's Climate Action Plan provides long-term planning direction and guidance for climate protection and adaptation efforts through 2030. This Plan contains consistent goals and policies to help guide this effort. For instance, the Growth Strategy and Transportation elements promote development that will make walking, biking, and public transit viable options for more people so that they can be less reliant on automobiles—a major source of carbon emissions in this region.

Amendment

Seattle charged the 2012 Green Ribbon Commission to help create a climate action plan that increases the circle of economic prosperity, affordable housing, public health, and social equity while protecting our planet for future generations. Seattle's Climate Action Plan provides long-term planning direction and guidance for climate protection and adaptation efforts through 2030.

**

7 On Page 14, amend the Plan as follows

Seattle's population in ~~2015 was~~ 2016 is estimated to be ~~662,400~~ 686,800, and growth over the next twenty years will add about 120,000 people to that total.

8 On page 15, amend the Plan as follows

To simplify the monitoring process, the City has identified several indicators that ~~could~~ will provide insights about progress on key issues addressed by the Plan. The City will collect baseline data and track these indicators over time. Indicators will be tracked for the city as a whole and for each urban village as feasible to help assess progress in implementing the Growth Strategy. The City will report regularly on ~~these changes in these~~ indicators to help the public and elected officials judge the effectiveness of the Plan and the City's actions to implement it. ~~Where data is available, the City will report it for each urban village to help assess each one's status.~~ These indicators include:

- the number of new housing units;
- the number of demolished housing units;
- the number of jobs;
- the number of income- and rent-restricted affordable housing units;
- ~~age, race, and household composition;~~
- access to frequent transit service;
- presence of sidewalks;
- the number of households with access to open space;
- City infrastructure investment; and
- housing costs.

Amendment

In addition to monitoring the items listed above, the City will use other indicators ~~that will show to help gauge~~ how well it is ~~are doing in to making make~~ the city a more equitable place. This set of indicators will help show where in the city marginalized populations are at higher risk of being displaced by development; it will also include measures of housing affordability and other long term equitable development outcomes.

Demographics, including age, race and ethnicity, and household composition will be reported as part of these monitoring efforts, and information on household income levels will be included along with the equitable development indicators.

- 9 On page 17, amend the Plan as follows

Implementation of most policies involves a range of ~~City~~ actions over time, so one cannot simply ask whether a specific action or project would fulfill a particular Plan policy.

2. Amendments to the Growth Strategy Element

Council's Amendment	
10	<p>On page 23, amend the Plan as follows</p> <p>***</p> <p>Urban Village Strategy</p> <p>Discussion</p> <p>The urban village strategy <u>is Seattle's growth strategy</u> is this Plan's approach to managing growth. This strategy concentrates most of the city's expected future growth in urban centers and urban villages.</p> <p>***</p>
11	<p>On page 22, amend Goal GS1 as follows</p> <p>***</p> <p>GS1 Continue to have meaningful opportunities for all people in Seattle to contribute their thoughts and aspirations that develop growth plans and related regulations <u>and prioritize city investments</u>.</p> <p>***</p>
12	<p>On page 22, amend Policy GS 1.1 as follows</p> <p>***</p> <p>GS 1.1 Enlist Seattle residents and businesses to help prepare plans that guide growth, City government activities and City services so that <u>their</u> outcomes reflect the public's values and concerns.</p> <p>***</p>
13	<p>On page 22, amend Policy GS 1.2 as follows</p> <p>***</p> <p>GS 1.2 Develop and implement practices to reach <u>involve</u> historically underrepresented communities and to aid their participation in decision-making processes.</p> <p>***</p>
14	<p>On page 22, amend policy GS 1.5 as follows</p> <p>***</p>

Council's Amendment

GS 1.5 Use information collected about growth, along with other information, to make decisions for further planning or for making investments that will equitably meet the needs of residents and businesses.

15 On page 25, amend Policy GS 2.4 as follows

GS 2.4 Coordinate planning for transportation, utilities, parks and recreation, ~~open space~~, libraries, and other public services to meet the anticipated growth and increased density in urban centers and villages.

16 On page 25, amend Policy GS 2.8 as follows

GS 2.8 Use zoning and other planning tools to shape the amount and pace of growth in ways that will limit displacement of marginalized populations, and that will accommodate and preserve community services, and culturally relevant institutions and businesses.

17 On page 26, amend Growth Strategy Figure 1, entitled "Urban Center and Urban Village Guidelines" change the second "Characteristic" from "Public Transit Access" to "Access"

18 On page 32, add new policy GS 3.6

GS 3.6 Work with communities where growth is slower than anticipated to identify barriers to growth and strategies to overcome those barriers.

3. Amendments to the Land Use Element

Council's Amendment	
19	<p>On page 43, amend Policy LU 3.2, as follows</p> <p>***</p> <p>LU 3.2 Allow public facilities and small institutions to depart from development standards, if necessary to meet their particular functional requirements, while maintaining general design compatibility with the surrounding area's scale and character. Require public facilities and small institutions to adhere to zoned height limits, except for schools and spires on religious institutions. <u>Consider providing greater flexibility for schools in recognition of their important role in the community.</u></p> <p>***</p>
20	<p>On page 46, replace Policy LU 5.8, as follows</p> <p>***</p> <p>LU 5.8 Use landscaping requirements and other tools to limit impacts on the natural environment, including increasing stormwater infiltration where appropriate.</p> <p><u>LU 5.8 Establish tree and landscaping requirements that preserve and enhance the City's physical and aesthetic character and recognize the value of trees and landscaping in addressing stormwater management, pollution reduction, heat island mitigation, and other issues.</u></p> <p>***</p>
21	<p>On page 47, amend Goal LU G6, as follows</p> <p>***</p> <p>LU G6 Regulate off-street parking to address parking demand in ways that reduce reliance on automobiles, <u>improve public health and safety, reduce greenhouse gas emissions,</u> lower construction costs, create attractive and walkable environments, and promote economic development throughout the city.</p>
22	<p>On page 48, amend Policy LU 6.6, as follows</p> <p>***</p> <p>LU 6.6 Limit the off-street impacts on pedestrians and surrounding areas by restricting the number and size of automobile curb cuts, and by generally requiring alley access to parking when there is an accessible, surfaced alley. that is not used primarily for loading and when not prevented by topography.</p>

Council's Amendment

23 On page 48, amend Policy LU 6.10, as follows

LU 6.10 Allow ~~parking-transportation management provisions programs in select~~ commercial and multifamily residential areas with access to frequent transit to include measures such as cooperative parking, shared parking, shared vehicles, restricted access, car pools, van pools, or transit pass subsidies.

24 On page 48, amend Policy LU 6.13, as follows

LU 6.13 Limit parking in City parks to discourage ~~auto use and to limit~~ the use of park land for parking ~~private cars; where there is a demonstrated need for parking is needed~~, design parking facilities in ways that preserve open space, green space, and trees and other mature vegetation.

25 On page 50, amend Policy LU 7.2, as follows

LU 7.2 Use a range of single-family zones to

- maintain the current low-height and low-bulk character of single-family areas;
- ~~Protect designated~~ limit development in single-family areas ~~that are predominantly in single-family residential use or~~ that have environmental or infrastructure constraints;
- allow different densities that reflect historical development patterns; and
- respond to neighborhood plans calling for redevelopment or infill development that maintains the single-family character of the area but also allows for a greater range of housing types.

26 On page 50, amend Policy LU 7.3, as follows

LU 7.3 Consider allowing redevelopment or infill development of single-family areas inside urban centers and villages, where new development would maintain the low height and bulk that characterize the single-family area, while allowing a wider range of housing

Council's Amendment

types such as detached accessory units, cottage developments or small duplexes or triplexes.

27 On page 51, amend Policy LU 7.5 as follows

LU 7.5 Encourage accessory dwelling units, family-sized units, and other housing types that are attractive and affordable ~~to a broad range of households and incomes~~, and that are compatible with the development pattern and building scale in single-family areas in order to make the opportunity in single-family areas more accessible to a broad range of households and incomes, including lower-income households.

28 On page 52, amend Goal LU G8, as follows

LU G8 Allow a variety of housing types and densities that is suitable for a ~~wide range~~ broad array of households and income levels, ~~including opportunities for both homeownership and renting~~, and that promotes walking and transit use near employment concentrations, residential services, and amenities.

29 On page 52, amend Policy LU 8.9, as follows

LU 8.9 Establish lowrise multifamily zones to accommodate various housing choices in the low- to moderate-density range suitable for a broad array of households and incomes, including walk-up apartments, town houses, row houses, duplexes, triplexes, and cottage housing.

30 On page 54, amend Policy LU 9.7, as follows

LU 9.7 Provide opportunities for small local businesses to locate, especially in ~~ethnically~~ culturally relevant business districts throughout the ~~City~~ city.

31 On page 55, amend Policy LU 9.12, as follows

LU 9.12 ~~Consider allowing~~ Allow street-level residential uses outside pedestrian-oriented areas and, ~~when street level residential uses are permitted, identify ways~~ apply

Council's Amendment

standards that ~~to~~ give ground-floor tenants privacy and ~~to~~ create visual interest along the street front.

- 32** On page 56, add new policy LU 9.24, as follows

LU 9.24 Explore tools to encourage the creation of small commercial spaces in new development that can accommodate small, local, and culturally relevant businesses, particularly those businesses threatened with displacement.

4. Amendments to the Transportation Element

Council's Amendment

33 On pages 71-72, amend Transportation Figure 1, as follows

Transportation Figure 1

Mode-Share Targets for All Work Trips* to Seattle and Its Urban Centers

Percentage of work trips made by travel modes other than driving alone

Area	2014	2035 Target
Downtown	77%	85%
First Hill/Capitol Hill	58%	70%
Uptown	48%	60%
South Lake Union	67%	80%
University District	73%	85%

Area	2014	2035 Target
Northgate	30%	50%
Seattle	57%	65%

*work trips terminating in the city or urban center

34 On page 72, amend Transportation Figure 2, as follows

Transportation Figure 2

Mode-Share Targets for Residents of Seattle and Its Urban Centers

Percentage of non_work* trips made using travel modes other than driving alone

Area	2014	2035 Target
Downtown	88%	90%
First Hill/Capitol Hill	80%	85%

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Uptown	82%	85%
South Lake Union	76%	85%
University District	79%	90%
Northgate	46%	55%
Seattle	67%	75%

* non-work trips that have both their origin and destination within the city or urban center

35 On page 72, add new policy T 1.7, as follows

T 1.7 Recognize the connection between transportation choices and climate change and work to reduce vehicular emissions.

36 On page 73, amend Policy T2.2, as follows

T 2.2 Ensure that the street network accommodates multiple travel modes, including transit, freight movement, pedestrians, people with disabilities, bicycles, general purpose traffic, and shared transportation options.

37 On page 73, amend Policy T 2.5, as follows

T 2.5 Prioritize mobility needs in the street travelway based on safety concerns and then on the recommended networks and facilities identified in the respective modal plans.

38 On page 74, amend Policy T 2.8, as follows

T 2.8 Employ the following tactics to resolve potential conflicts for space in the right-of-way:

- Implement transportation and parking-demand management strategies to encourage more efficient use of the existing right of way

Council's Amendment

- Allocate needed functions across a corridor composed of several streets or alleys, if all functions cannot fit in a single street
- Share space between travel modes and uses where safe and where possible over the course of the day
- Prioritize assignment of space to shared and shorter-duration uses
- Encourage off-street accommodate for non-mobility uses, including parking and transit layover
- ~~Implement transportation and parking demand management strategies to encourage more efficient use of the existing right-of-way~~

39 On page 75, amend the Plan, as follows

The plans that the City has developed for individual travel modes (pedestrian, bicycle, and transit) include strategies and projects that will improve transportation choices in the city. These include the Pedestrian Master Plan, the Bicycle Master Plan, and the Transit Master Plan.

40 On page 81, amend Policy T 3.7, as follows

T 3.7 Optimize operations of bus rapid transit, RapidRide, and streetcar corridors by adjusting signals and ~~consider~~ providing exclusive transit lanes to promote faster travel times for transit than for automobile travel.

41 On page 81, amend Policy T 3.7 as follows

T 3.7 Optimize operations of bus rapid transit, RapidRide, and streetcar corridors by adjusting signals and ~~consider~~ providing exclusive transit lanes to promote faster travel times for transit than for automobile travel.

42 On page 81, add new policy T 3.8, as follows

Council's Amendment

T 3.8 Work with transportation providers, such as car share, bike share and taxi providers, to provide access to their services throughout the city and to maintain the affordability of their services.

Then renumber Policy T 3.8 and subsequent policies, accordingly.

43 On page 82, add a new policy T 3.21, as follows

T 3.21 Assess the affordability and accessibility of existing and potential transportation options in order to better inform decisions affecting the equitable provision of transportation services.

44 page 83

~~T 4.4 Work to~~ Manage the transportation system to support modes that reduce the use of fossil fuels and promote the use of alternative fuels.

45 On page 84, replace Figure 8 with the new Figure 8, labeled Freight Network, as shown below. Also, rename the figure as Freight Network.

Council's Amendment

New Figure 8

Freight Network

Seattle Freight Network

- Limited Access
- Major
- Minor
- First/Last Mile Connector

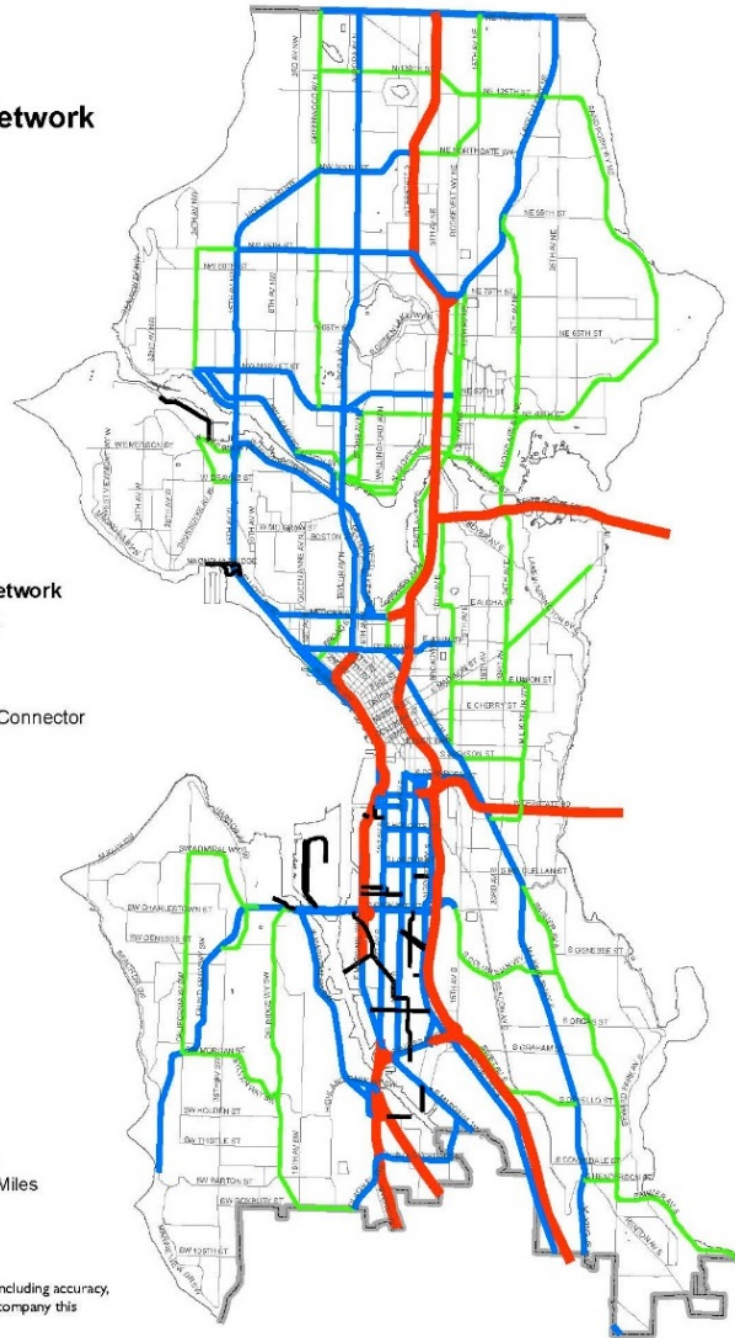
Source: Seattle Freight Master Plan



0 0.5 1 2 Miles

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Council's Amendment

46 On page 86, add a new Policy T 5.11, as follows

T 5.11 Explore freight demand management strategies that could consolidate freight delivery trips and encourage vehicles are sized appropriately for an urban environment.

47 On page 86, amend Policy T 6.1, as follows

T 6.1 Reduce collisions for all modes of transportation and work toward a transportation system that produces zero fatalities and serious injuries by 2030 to attain the City's Vision Zero objectives.

48 On page 86, amend Policy T 6.8, as follows

T 6.8 ~~Emphasize safety as a consideration~~ Make safety a priority in all transportation plans and projects, including project prioritization criteria.

49 On page 88, add new policy T 7.9, as follows

T 7.9 Work with neighboring jurisdictions and King County to integrate the city's bicycle network, developed as part of the Bicycle Master Plan, with regional bicycle facilities.

50 On page 90, amend Policy T 9.2, as follows

T 9.2 Provide a menu of transportation – demand management tools for future development to meet non-drive-alone mode share targets, provision of transit passes, carpool benefits, and improvements to pedestrian and bicycle facilities. .

51 On page 90, amend Policy T 9.3, as follows

Council's Amendment

T 9.3 Pursue strategies to reduce drive-alone trips in order to increase the ability of the city's transportation network to carry people and goods.

52 On page 90, amend Policy T 9.4, as follows

T 9.4 Assess the mode share LOS standards over time and adjust as ~~necessary~~ needed, based on review of other City transportation measures.

53 On page 91, add new policy T 10.11, as follows

T10.11 Explore innovative means of reducing maintenance costs such as converting right-of-way into other uses when appropriate.

5. Amendments to the Housing Element

Council's Amendment	
54	<p>On page 94, amend the Plan, as follows</p> <p>***</p> <p>This Housing element establishes goals and policies to address the housing needs of all Seattleites. Together, these goals and policies will contribute to building vibrant, resilient, and cohesive communities throughout our city. These goals and policies are grouped within the following five topic areas: Equal Access to Housing, Supply of Housing, Diversity of Housing, Housing Construction and Design, and Housing Affordability. <u>The policies of the Housing element are interdependent with other elements of this Plan, especially the Growth Strategy element calling for most growth in urban centers and villages, and the Land Use element guiding the available places in Seattle for residential uses.</u></p> <p>Various policies in this element refer to “rent/income-restricted housing.” This means housing with conditions that legally restrict the income of the tenants who live there and the rents they may be charged. When this Plan refers to “affordable housing,” it generally means housing that lower-income households can afford without sacrificing essential needs like food and health care. Affordable housing includes rent/income restricted housing, as well as housing that is low cost without any subsidy or incentive.</p> <p>***</p>
55	<p>On page 95 and throughout the Plan</p> <p>Replace “fair-housing” with “fair housing” throughout all discussion and policy sections of the Plan.</p>
56	<p>On page 95, amend Goal HG1, as follows</p> <p>***</p> <p>HG1 Help all people have <u>Provide</u> fair and equal access to housing <u>for all people</u> in Seattle.</p> <p>***</p>
57	<p>On page 96, amend Policy H 1.3, as follows</p> <p>***</p> <p>H 1.3 Encourage actions, such as affirmative marketing and fair housing education and enforcement, to overcome <u>Work to overcome</u> historical patterns of segregation, promote fair housing choices, and foster inclusive communities that are free from</p>

Council's Amendment

discrimination through actions, such as affirmative marketing and fair housing education and enforcement.

58 On page 96, amend the Plan as follows

In 2013, The City Council undertook a review of the city's affordable housing incentive programs. The Council commissioned reports on national best practices and new strategies to increase housing affordability in Seattle. In 2014, The Council and Mayor jointly convened the Seattle Housing Affordability and Livability Agenda (HALA) Advisory Committee. In 2015, the mayor and Council ~~announced~~ approved the Seattle Housing Affordability and Livability Agenda

(HALA). The HALA contains sixty-five recommendations for how Seattle can accommodate more housing. It includes steps that will help both for-profit and nonprofit housing developers build and preserve affordable housing. The HALA outlines a road map to build or preserve fifty thousand housing units over the next ten years, including twenty thousand units of rent/income-restricted housing.

In 2016, the City published a report titled Growth and Equity. That report compiles data about several economic and demographic factors that help identify places in the city where residents, especially people of color and low-income residents, could be at risk of displacement or where there is less access to employment and other opportunities. As housing development continues, the City will promote policies that limit displacement, stabilize marginalized populations in their communities, and encourage a net increase in affordable housing over time.

59 On page 96, add a new Policy H 1.6, as follows

H 1.6 Work to decrease disparities in homeownership by race and ethnicity.

60 On page 97 amend Policy H 2.2 by deleting the first comma, as follows

H 2.2 Identify publicly owned sites suitable for housing, and prioritize use of sites, where appropriate, for rent/income-restricted housing for lower-income households.

Council's Amendment

61 On page 97, amend Policy H 2.5, as follows

H 2.5 Monitor the supply of housing and encourage ~~Encourage~~ the replacement of housing that is demolished or converted to nonresidential or higher-cost residential use.

62 On page 98, amend Policy H 4.2, as follows

H 4.2 Encourage innovation in residential design, construction, and technology, and implement regulations to conserve water, energy, and materials; ~~;~~ reduce greenhouse gas emissions; ~~;~~ and otherwise limit environmental and health impacts.

63 On page 99, amend Policy H 4.8 by deleting the hyphen in “housing-development”, as follows

H 4.8 Explore ways to reduce housing_~~_~~development costs.

64 On page 100, amend the Plan to remove a hyphen in “housing-affordability”, as follows

Seattle in 2016 is in the midst of a housing_~~_~~affordability crisis. The goals and policies in this Housing Affordability section help establish a framework for making Seattle a more affordable and equitable city.

65 On page 102. add new policy H 5.25, as follows

H 5.25 Work to mitigate the potential demolition of housing units that are affordable to low-income households without subsidies.

6. Amendments to the Capital Facilities Element

Council's Amendment	
66	<p>On page 104, amend the Plan, as follows</p> <p>***</p> <p>Over the next twenty years, the City will aim to ensure that Seattle's capital facilities and programming</p> <ul style="list-style-type: none">• contribute to a high degree of personal and public health and safety;• are equitably distributed based upon <u>Seattle's Race and Social Justice principles and the different needs of individuals and communities;</u> <p>***</p>
67	<p>On page 105, amend Policy CF 1.1, as follows</p> <p>***</p> <p>CF 1.1 Assess the policy and fiscal implications of potential major capital facility investments as part of the City's capital decision-making process. The evaluation should include consideration of a capital project's</p> <ul style="list-style-type: none">• consistency with the Comprehensive Plan and functional plans;• effects on Seattle's environmental, social, economic, and human health over the lifetime of the investment;• contributions to an equitable distribution of facilities and services <u>especially to correct historic under-investment in low-income areas;</u>• ability to support urban centers and villages that are experiencing or expecting high levels of residential and employment growth <u>or those with lower access to the benefits of City-sponsored capital facilities;</u> and• total costs of ownership over a project's life, including construction, operation, maintenance, and decommissioning.
68	<p>On page 109, amend CF 5.2 as follows</p> <p>***</p> <p>CF 5.2 Work with other public or nonprofit agencies to identify and pursue new colocation, and joint-use <u>and temporary use</u> opportunities in public facilities for community programs, services, <u>performances, exhibits</u> and meetings.</p> <p>***</p>

Council's Amendment

69 On page 109, amend Policy CF 5.3, as follows

CF 5.3 Partner with Seattle Public Schools to plan for expected growth in student population, explore opportunities to reduce the costs of developing new schools, encourage the siting of new school facilities in or near urban centers and villages, and make it easy for students and families to walk and bike to school.

70 On page 104, amend Policy CF 5.3, as follows

Achieving this vision will enable the City to create a capital facilities system that is an exceptional resource for all Seattleites. Part of the challenge in achieving the vision will be in recognizing and serving the disparate needs of different portions of the population.

An inventory of existing capital facilities owned by public entities and a forecast of the future needs for such capital facilities are including in the Capital Facilities Appendix. Detailed information about specific planned capital facility improvements, including the proposed locations and capacities of expanded or new capital facilities and a six-year plan for financing these improvements, is contained in Seattle's Capital Improvement Program (CIP), which is updated as part of the City's annual budget process.

7. Amendments to the Utilities Element

Council's Amendment	
71	<p>On page 115, amend Policy U 2.5, as follows</p> <p>***</p> <p>U2.5 Pursue the long-term goal of diverting most of the city's solid waste away from landfills by increasing recycling, <u>composting</u>, reducing consumption, and promoting products that are made to be reused, repaired, or recycled back into nature or the marketplace.</p>
72	<p>On page 115, add a new Policy U 2.9, as follows</p> <p>***</p> <p><u>U 2.9 Monitor waste reduction programs and develop new strategies when goals are not being met.</u></p> <p>***</p>
73	<p>On page 113, amend the Plan as follows</p> <p>***</p> <p>The Utilities element of this Plan outlines goals and policies that will guide City decisions about providing and updating services. It also addresses emerging issues that utilities face. <u>Seattle City Light and Seattle Public Utilities periodically prepare strategic plans that guide the work of the utilities consistent with this Plan.</u> An inventory of existing infrastructure as well as the forecasted future needs for City-owned utilities are discussed in this element's appendix...</p> <p>***</p>
74	<p>On page 114, amend Policy U 1.3, as follows</p> <p>***</p> <p>U 1.3 Strive to develop a resilient utility system where planning and investment decisions account for changing conditions, such as climate change, <u>fluctuations in demand</u>, technological changes, increased solar energy generation, and natural disasters.</p> <p>***</p>
75	<p>On page 115, amend Policy U 2.2 as follows</p> <p>***</p> <p>U 2.2 Consider short-term and long-term environmental and <u>race and social equity</u> impacts related to acquiring and using natural resources.</p>

Council's Amendment

76 On page 115, amend Policy U 2.4, as follows

U 2.4 Strive to be carbon neutral in the delivery of drinking water, drainage, sewer, and solid waste services, both directly and through partnerships with private utilities and vendors.

77 On page 115, amend Policy U 2.7, as follows

U 2.7 Provide opportunities for marginalized populations to participate in conservation programs provided by the city's utilities and through partnerships with private utilities and vendors.

78 On page 116, amend Policy U 3.7, as follows

U 3.7 Consider and address the disproportionate impacts of climate change on communities of color and lower-income communities when prioritizing projects.

8. Amendments to the Economic Development Element

Council's Amendment	
79	<p>On page 121, amend the Plan as follows</p> <p>***</p> <p>Seattle enjoys an attractive, flourishing Downtown core that houses about 30 percent of all jobs within the city. Outside of Downtown. ... This is where small businesses thrive, communities come together, and many local jobs are created. About 12 percent of Seattle's jobs are located in these areas. <u>The Equitable Development Implementation Plan is one of the tools that the City is using to implement the policies in this section.</u></p> <p>***</p>
80	<p>On page 121, add a new policy ED 1.8, as follows</p> <p>***</p> <p><u>ED 1.8 Support formation of Business Improvement Areas to help provide clean and safe services, marketing and promotion, business and economic development planning, community appearance and pedestrian environment, urban design, advocacy, and organizational development/administration in commercial districts.</u></p> <p>***</p>
81	<p>ON page 123, add a new policy ED 3.8, as follows</p> <p>***</p> <p><u>ED3.8 Recognize and maintain a high-quality of life for all residents as one of Seattle's competitive advantages.</u></p> <p>***</p>
82	<p>On page 124, add a new policy ED 4.7, as follows</p> <p>***</p> <p><u>ED 4.7 Support efforts to provide training and job placement for older workers and others who may have unique challenges finding employment.</u></p> <p>***</p>
83	<p>On page 124, add a new policy ED 4.8, as follows</p> <p>***</p>

Council's Amendment

ED 4.8 Work with the local community in areas with low access to opportunities to provide training and education opportunities such as culturally relevant early learning training, community college centers and food industry training.

9. Amendments to the Environment Element

Council's Amendment

84 On page 127, amend the Plan, as follows

This element of the Plan contains goals and policies that are relevant to all other elements of this Plan. And other elements also touch on environmental policies specific to those topics... or improve outcomes for the environment. Significant among Seattle's efforts to implement environmental policies is the Equity and Environment Initiative, a partnership of the City, the community, several City departments, and private foundations to deepen Seattle's commitment to race and social justice in environmental work.

85 On page 131, amend Policy EN 3.1, as follows

EN 3.1 Expand transit, walking, bicycling, and shared-transportation infrastructure and services to provide safe, affordable and effective options for getting around that produce low or zero emissions, particularly for lower-income households and communities of color.

86 On page 131, amend Policy EN 3.2, as follows

EN 3.2 ~~Aspire to~~ Implement the urban village strategy with the goal of meeting the growing demand for conveniently located homes and businesses in pedestrian-friendly neighborhoods where residents can walk to a variety of recreation and service offerings, in order to increase the number of trips that do not require automobile use and increase access to opportunity for lower-income households and communities of color.

87 On page 131, amend Policies EN 4.2 and 4.3, as follows

EN 4.2 Prioritize actions that reduce risk and enhance resilience in populations nearest the likely impacts of climate change, including actions that are driven by the communities most impacted by climate change.

EN 4.3 Focus strategies to address the impacts of climate change, in particular, on the needs of especially marginalized populations and seniors, since these groups often have the

Council's Amendment

fewest resources to respond to changing conditions and therefore may be more severely impacted.

88 On page 131, add new policy EN 4.4, as follows

EN 4.4 Partner with communities most impacted by climate change to identify local community assets, including infrastructure, cultural institutions, community centers, and social networks that can be supported and leveraged in adaption planning.

89 On page 132, add new policy EN 5.5, as follows

EN 5.5 Work towards achieving racial and social equity in health outcomes so that members of all communities have the opportunity to live long healthy lives.

10. Amendments to the Parks and Open Space Element

Council's Amendment	
90	<p>On page 135, delete policy P 1.4 (see edits to P 1.12, line 106)</p> <p>***</p> <p>P 1.4 Reduce health disparities by making investments that provide access to open space and recreation activities for marginalized communities.</p> <p>***</p> <p>Renumber policies P 1.5 through P 1.15 as P 1.5 though P 1.14consecutively</p>
91	<p>On page 136, amend Policy P 1.7 (renumbered from P 1.8), as follows</p> <p>***</p> <p>P 1.8<u>7</u> Encourage or require private developers to incorporate on-site publicly accessible open space or to provide appropriate recreation opportunities for building tenants within new developments.</p> <p>***</p>
92	<p>On page 136, amend Policy P 1.8 (renumbered from P 1.9), as follows</p> <p>***</p> <p>P 1.9<u>8</u> Consider the use of open space impact fees <u>and other financing mechanisms</u> to help fund open space system improvements that will serve the expected growth.</p> <p>***</p>
93	<p>On page 136,amend Policy P 1.11 (renumbered from P 1.12), as follows</p> <p>***</p> <p>P 1.12<u>11</u> Use <u>Make</u> investments in park facilities and programs to reduce health disparities by providing access to open space and recreational activities for all Seattle residents, <u>especially marginalized populations, seniors, and children.</u></p> <p>***</p>
94	<p>On page 136, amend Policy P 1.14 (renumbered from P 1.15), as follows</p> <p>***</p> <p>P 1.15<u>14</u> Provide for <u>Consider</u> access by transit, bicycle, and foot when acquiring <u>siting and designing</u> new park facilities or improving existing ones.</p> <p>***</p>

Council's Amendment

95 On page 136, add a new Policy P 1.15, as follows

P 1.15 Engage with community members to design and develop parks and facilities based on the specific needs and cultures of the communities the park is intended to serve.

96 Move Policy P 3.6 from page 138 to page 135, and renumber Policy 3.6 as Policy P 1.16

~~P 3.6~~P 1.16 Increase access to public land by assessing, managing, and cleaning up contaminated sites.

Renumber Policy P 3.7 as P 3.6 and Policy P 3.8 as P 3.7 consecutively

11. Amendments to the Arts and Culture Element

Council's Amendment	
97	<p>On page 143, amend Policy AC 2.1 as follows</p> <p>***</p> <p>AC 2.1 Recognize and expand the economic impact of arts and culture. <u>Consider ways to support arts and culture as part of an economic development strategy.</u></p> <p>***</p>
98	<p>On page 143, amend Policy AC 2.3, as follows</p> <p>***</p> <p>AC 2.3 Encourage access to affordable workspaces for artists, <u>musicians</u>, arts, and cultural organizations.</p> <p>***</p>
99	<p>On page 143, amend Policy AC 2.4, as follows</p> <p>***</p> <p>AC 2.4 Improve technical-and financial-assistance programs to better target and serve both artists and arts organizations, <u>musicians and live music venues</u> of various sizes and at various stages of growth, representing a broad range of cultures. <u>Consider ways to make the City's funding programs more accessible to small, independent artists, musicians and arts organizations particularly from underrepresented communities.</u></p> <p>***</p>
100	<p>On page 143, add a new policy AC 2.2, as follows</p> <p>***</p> <p><u>AC 2.2 Recognize and regularly assess the economic impact of Seattle's music and nightlife sector.</u></p> <p>***</p> <p>renumber policies AC 2.2 through AC 2.5 consecutively</p>
101	<p>On page 143, add a new policy AC 2.7, as follows</p> <p>***</p> <p><u>AC 2.7 Work with public, not-for-profit and private organizations to support artists, arts organizations and cultural organizations to help them thrive.</u></p>

Council's Amendment

102 On page 144, Amend the title of Section 3 of the Element as follows

“Youth Development and Arts Education”

103 On page 144, amend Goal AC G3, as follows

AC G3 Improve access to arts and music education in all schools and outside the school setting so that students are prepared to be successful in school and life.

104 On page 144, amend Policy AC 3.3, as follows

AC 3.3 Expand partnerships with educational institutions, arts and music institutions, youth service agencies, libraries, foundations, businesses, and arts and cultural organizations to increase participation in arts, music and culture-cultural programs, creative learning opportunities, and creative economy careers.

105 On page 144, amend Policy AC 3.4, as follows

AC 3.4 Help make arts and music education available in areas of high violence and poverty or where school performance is poor.

106 On page 145, amend Policies AC 4.2 through AC 4.4, as follows

AC 4.2 Create incentives to preserve or expand space for artists, arts organizations, musicians, and music organizations, and other cultural uses.

AC 4.3 Consider making surplus City-owned property available to ~~both~~ artists, musicians, and arts and cultural organizations.

AC 4.4 Consider public-private partnerships as a way to provide affordable space to ~~both~~ artists and arts, musicians, and cultural organizations.

Council's Amendment

107 On page 146, amend Policy AC 4.11, as follows

AC 4.11 Enhance access to a variety of arts, music and cultural institutions and programs for at-risk youth, non-English-speaking residents, seniors, the visually and hearing impaired, and people with other disabilities.

108 page 146, add a new policy AC 4.12, as follows

AC 4.12 Recognize the importance of live music and entertainment venues to the vibrancy of the city's culture. Support the viability of these small businesses and nonprofits in areas undergoing development through policies that proactively engage and balance the interests of music venues and new residents.

12. Amendments to the Community Well-Being Element

Council's Amendment	
109	<p>On page 149, add new policy CW 1.7, as follows</p> <p>***</p> <p><u>CW 1.7 Collaborate with marginalized communities on strategies they identify to reduce and ameliorate displacement and related issues specific to those communities.</u></p> <p>***</p>
110	<p>On page 151, amend policy CW 3.3, as follows</p> <p>***</p> <p>CW 3.3 Collaborate with Public Health—Seattle & King County, private hospitals, and community health clinics to maximize access to health care coverage for preventive care, behavioral health, <u>family planning</u>, and long-term care.</p> <p>***</p>
111	<p>On page 157, amend policy CW 7.5 as follows</p> <p>***</p> <p>CW 7.5 Consider related issues, such as transportation, <u>access to frequent transit</u>, and the need for dependent care, urban planning for health, human services, employment, education, and recreation programs.</p> <p>***</p>
112	<p>On page 157, amend policy CW 7.7, as follows</p> <p>***</p> <p>CW 7.7 Site new human service facilities in or near urban centers and villages, <u>considering access to frequent transit</u>, and use good-neighbor guidelines that consider the needs of consumers and the community.</p> <p>***</p>

14. Amendments to the Glossary

Amend the Glossary to the Plan on pages 184 through 190, by adding the following terms in alphabetical order, as follows

Council's Amendment	
113	Define the term "boulevard network" as "the roadways designated in the early 20th century Olmsted open space plan for the city, that generally include generous landscaping and medians"
114	Define the term "community involvement" as "Outreach (bringing information to communities), engagement (building ongoing relationships with communities) and other actions taken to identify and/or address issues of interest to a community."
115	Define the term "community" as " a group of people sharing a common experience or interest; e.g., residents of a neighborhood, faith-based congregations, business owners along a commercial corridor, members of ethnic and cultural groups, gardeners at a P-Patch, school-based organizations."
116	Define the term "complete corridor" as "two or more parallel roadways that together serve all types of travel – cars, transit, freight, pedestrian and bicycle."
117	Define the term "equal" as "a solution or outcome where every community or community member receives the same level of resources, regardless of their level of need."
118	Define the term "equitable" as "a solution or outcome where resources are allocated according to each community or community member's level of need."
119	Define the term "equity" as "Everyone has fair and unbiased access to the resources they need to meet their fundamental needs and fully participate in the life of their community."
120	Define the term "flex area" or "flex zone" as "the portion of a right-of-way between vehicle travel lanes and the pedestrian area that can accommodate parking, loading, plantings, and street furniture."
121	Define the term "green infrastructure" as "the use of vegetation to absorb, slow and cleanse stormwater"
122	Define the term "Level of Service" as "a standard used to measure the performance of a system, such as the transportation system."
123	Define the term "local access street" as "a non-arterial street that provides direct access to destinations."

Council's Amendment

- 124** Define the term “mode-share” as “the percentage of all trips made by a certain method or ‘mode’ of travel, such as single-occupant vehicles.”
- 125** Define the term “neighborhood” as “a geographically localized district within a city; e.g., Ballard, South Park, Columbia City, Greenwood.”
- 126** Define the term “on-street parking pricing” as “the amount of money charged to park a vehicle along a street; in some locations in the city, the amount may vary by time of day or day of the week”
- 127** Define the term “regional transportation pricing” as “coordinated effort among governments in the region to set prices for parking, roadways or transit”
- 128** Define the term “roadway pricing strategies” as “fees charged for the use of a road, including tolls, or time- and distance-based charges to help fund improvements and to encourage efficient use of the roads”
- 129** Define the term “shared use” as “in the right-of-way, this refers to two or more uses that occur in the same space at either the same or different time, such a curb lane that is used for parking most of the day, but for vehicle travel during the peak commute time.”
- 130** Define the term “transportation demand management” as “strategies to reduce the number of single-occupant car trips, such as by providing more transit, or improving pedestrian and bicycle facilities.”
- 131** Define the term “underrepresented population” as “Communities and groups provided with insufficient or inadequate representation relative to their proportion of the total population.”
- 132** Define the term “underserved population” as “Communities and groups provided with insufficient or inadequate resources or services relative to their needs and/or proportion of the total population.”
- 133** Define the term “vibrant pedestrian environment” as “an area where transit, shops, restaurants, entertainment and other uses attract a variety of people traveling on foot.”
- 134** Define the term “vision zero” as “a program to improve roadway safety with the goal of having no fatalities and serious injuries”
- 135** Define the term “walking distance” as: “generally assumed that people are willing to walk up to ½ mile to frequent, reliable transit and up to ¼ mile to other types of transit.”

15. Amendments to Neighborhood Plans

Note: the following amendments were reviewed and adopted by the Council in 2015, but were inadvertently omitted from the Mayor's Recommended Plan.

Council's Amendment	
Central Area Neighborhood Plan	
136	<p>On page 220, amend Policy CA-P34, as follows</p> <p>***</p> <p>CA-P34 Provide development incentives <u>or requirements</u> to multi-family housing developers for <u>the</u> provision of affordable housing units within market rate housing projects.</p> <p>***</p>
Downtown Neighborhood Plan	
137	<p>On page 245, amend Goal DT G10, as follows</p> <p>***</p> <p>housing goal</p> <p>DT-G10 Seek to significantly expand housing opportunities in downtown Seattle for people of all income levels with the objectives of:</p> <ol style="list-style-type: none">1. accommodating household growth;2. at a minimum, maintaining the <u>preserving</u> existing number of occupied low-income units; and3. developing a significant supply of affordable housing opportunities in balance with the market resulting from the growth in downtown employment. <p>Allow housing in all areas of the Downtown Urban Center except over water and in industrial areas, where residential use conflicts with the primary function of these areas. Target public resources, <u>requirements imposed on new development</u>, and private development incentives, such as density regulations and development standards that encourage housing, to promote the amount and type of housing development necessary to achieve downtown neighborhood housing goals. Address, in part, the impact of high-density commercial development on the downtown housing supply by allowing increased development density through voluntary agreements to produce and/or preserve housing through cash contributions, floor area bonuses or the transfer of development rights <u>the need for affordable housing through a range of strategies including both incentive-based and non-incentive-based strategies.</u></p> <p>***</p>

Council's Amendment

138 On pages 252 and 253, amend Policies DT-LUP8 through DT LUP10, as follows

DT-LUP8 Generally limit the density of uses that generate employment through a floor area ratio (FAR), and the density of residential uses generally through the combination of height and bulk regulations.

~~Apply a base and maximum limit on permitted density, as expressed by a floor area ratio (FAR), in areas able to accommodate more intensive development provided that impacts associated with the added density are addressed. Reflect in the base FAR limit the density of employment that the City will accommodate without additional mitigation measures.~~

~~Reflect in the maximum FAR limit the additional density above the base that may be allowed through bonuses or TDR, or both, as appropriate for the zone or district, if appropriate measures are taken to mitigate specified impacts. Consider density incentives to encourage development on smaller lots to add diversity to the scale of development in high density office core areas.~~

~~Floor Area Limit Exemptions. Allow exemptions from floor area ratio FAR limits to recognize the lower impacts of certain uses and encourage certain uses that generate minimal peak period commute trips, support pedestrian activity, and transit use, and contribute to the overall diversity of activity downtown, increasing its attractiveness as a place to live, work, and recreate.~~

DT-LUP9 Allow additional floor area ~~above the base densities~~, and consider adding greater height where appropriate, up to maximum limits, in specified downtown areas where it is desirable to accommodate growth, ~~through bonuses and transfer of development rights. In determining conditions for bonus floor area, c~~Consider measures to mitigate impacts of higher density development on the downtown environment, including such resources such as affordable housing, public open space, child care, human services, and pedestrian circulation.

Allow transfer of development potential from one site to another in certain circumstances, consistent with policy ~~LU 11~~**DT-LUP11**. When transferable, development potential is referred to for convenience as “transferable development rights,” or “TDRs,” but such terms do not mean that there is any legal right vested in the owner of TDRs to use or transfer them. The conditions and limitations on the transfer or use of TDRs may be modified from time to time as the City may find appropriate to implement the policies of the Comprehensive Plan in light of experience and changing conditions.

Council's Amendment

Allow transfer of development rights from eligible sending sites to project sites in combination with the use of bonuses. Consider allowing TDRs to be used for all floor area above the base FAR under some conditions.

Recognize different impacts associated with density increases achieved through different options for increasing floor area.

~~Priorities for granting floor area increases~~

Consider allowing greater use of incentives for open space and other neighborhood amenities in mixed use residential areas where floor area incentive programs apply to respond to the greater impact of growth on these public resources in high density residential environments.

DT-LUP10 ~~Consider allowing~~ Allow voluntary agreements to mitigate the impact of development earn floor area increases above the base density in certain downtown zones, and also consider adopting non-mitigation-based strategies for the provision of low-income housing. Consider allowing such options as:

1. providing low-income housing,
2. providing child care facilities,
3. making payments to the City to fund such facilities,
4. providing certain amenity features, combined with the use of options 1 and 2 or with the use of TDRs, or both.
 - Consider allowing ~~bonus~~ floor area for certain amenity features, such as open space, on or near the development site that directly benefit both the public and the project by serving the increased employment population and improving conditions in the immediate environment to support the increased density allowed.

~~Some facilities and amenity features that may be eligible for bonuses are identified under the following Policies:~~

- ~~1. Policy HO 3: Housing Bonus Program~~
- ~~2. Policy OS 5: Open Space Bonus Amenity Features~~
- ~~3. Policy HS 1: Child Care Bonus~~

- If ~~bonus~~ cash contributions are provided under a mitigation rationale, they should be used to address impacts associated with downtown development, such as impacts on housing resources and child care.

Amount of ~~B~~ benefits for Floor Area Increases. The nature and quantity of housing and child care facilities or contributions for such facilities under voluntary agreements, in

Council's Amendment

relation to the ~~additional~~ floor area allowed, should generally reflect a portion of what is necessary to mitigate the impacts of increased development and the cost to provide these facilities. Facilities provided ~~for bonuses~~ are not expected to fully mitigate such impacts. Additional types of facilities or amenity features may be added to address future needs, and existing types of facilities or features may ~~be~~ no longer be eligible ~~for bonuses~~, based on changing assessments of impacts, needs, capacity, and public priorities.

Special ~~C~~riteria. Because of their complexity and the need to adapt them to special circumstances, subject certain bonus features to special criteria and review by the Director of DPD. Include among bonus features subject to special criteria urban plazas, transit station access, and public atriums.

139 On pages 261-262, amend Policies DT-HP3 through DT-HP5, as follows

DT-HP3 Address the demand for housing for low-income households downtown, including that generated by downtown growth that is not being met by the private market, and help offset the pressure of downtown growth on existing affordable housing resources, through provisions to encourage or require the development of affordable housing, especially for households with incomes between 0 percent and 80 percent of the median income for the region. To this end, within downtown office, retail, mixed use commercial, and mixed use residential areas with established base and maximum density limits, generally allow bonus floor area, consider, among other strategies, conditioning floor area upon a voluntary agreement for the provision of lower-income housing or a payment to a fund for that purpose. To further downtown housing goals, limit housing developed through the bonus such a program to areas permitting housing within the boundaries of the Downtown Urban Center, except that additional areas may be included if such an expansion of the program would be consistent with the goals of both the Downtown Urban Center Plan and the adopted policies of other relevant neighborhood plans. Density bonuses shall not be granted for any housing developed within the Pike Market Mixed zone, where other mechanisms are available to achieve the housing objectives of this land use district.

Require that housing provided ~~for density bonuses~~ serve a range of lower-income households, particularly those with incomes below 80 percent of median income. Where housing is provided under a mitigation rationale, it should be based on the estimated additional needs resulting from new commercial or residential development. Take into account, in determining the amount of housing to be provided, the value of the increased development potential in relation to the cost to the developer, and the extent to which use of bonus floor area is desirable in light of the City's planning goals.

Council's Amendment

~~Review bonus provisions for housing periodically to consider changes in impacts on housing need, land prices, housing production costs, progress towards planning goals, and other factors.~~

DT-HP4 Promote the integration of downtown residents of different income levels by encouraging new development that includes units affordable to households with a range of incomes, including low-income residents. Seek through the administration of funds available for new low-income housing to encourage projects with units affordable to households with a range of incomes, and consider additional incentives or requirements for promoting this type of development.

DT-HP5 Pursue ~~the following~~ strategies for maintaining existing downtown housing resources, including but not limited to the following:

~~Housing Transfer of Development Rights (TDR). Allow the transfer of unused development rights from structures providing at least a minimum amount of low-income housing, which may be mixed with low-moderate income housing and/or other uses, to sites located elsewhere in the downtown to provide an incentive for maintaining this housing resource. Condition the use of this mechanism to address issues such as the use of subsidies or tax benefits that may reduce or eliminate the need for preservation incentives, required rehabilitation and compliance with housing and building codes, and the length of time the housing is to be maintained at specified affordability levels.~~

~~Preservation of Pproject-Bbased Section 8 Housing. Seek to promote preservation of federally-assisted housing units in downtown Seattle that are at risk of conversion to market rate rentals or other uses.~~

~~Minimum Hhousing Mmaintenance. To prevent the deterioration and abandonment of sound downtown housing units, consider and evaluate alternatives for a minimum maintenance program including incentives to discourage the neglect of sound housing.~~

~~Publicly Supported Housing Programs. Aggressively seek funds and target programs as appropriate to rehabilitate existing structures, construct new low and low-moderate income units and provide rent subsidies. Review annually public housing resources and the findings of the housing monitoring program and programs targeted to the most cost-effective actions to achieve goals for the number of low-income units to be provided by the Yyear 2014.~~

Fremont

140 On page 295, amend Policy F-P14, as follows

Council's Amendment

housing policies

F-P14 Make use of existing tools ~~in striving to assure that the impacts of new growth are mitigated~~ to address affordable housing needs.

North Beacon Hill

141 On pages 326-327, amend Policies NBH-P3 and NBH-P4, as follows

NBH-P3 Encourage a mix of unit prices and sizes through ~~active~~ use of incentives, requirements on development, direct City funding, and/or surplus property programs.

NBH-P4 Encourage affordable, family-sized homes through incentives, requirements on development, direct City funding, and/or surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments.

North Rainier

142 On page 340, amend Policy NR-P13, as follows

NR-P13 Encourage a mix of home prices and sizes through ~~active~~ use of incentives, requirements on development, and/or funding.

Rainier Beach

143 On page 366, amend Policy RB-P12, as follows

RB-P12 Seek to preserve the economic, racial/ethnic, and cultural diversity of Rainier Beach's population by providing affordable housing, including home-ownership opportunities, through capital funding, ~~and~~ incentive programs (e.g. Multifamily Tax Exemption), and/or land ~~use / zoning-use/zoning~~ tools, including, where appropriate, rezones and other measures encouraging or requiring provision of affordable housing by new development.

Council's Amendment

RB-P16 Encourage affordable family-sized units through incentives, requirements on development, direct City funding, and or reuse of publicly owned property.

South Lake Union

144 On page 382, amend Policy SLU-P33, as follows

SLU-P33 Provide incentives ~~to encourage~~ requirements for provision of housing for people across a range of incomes in a variety of housing types, particularly in mixed-income buildings.

16. Amendments to the Appendices to the Plan

Council's Amendment	
145	On page 405-408, add housing and jobs development capacity figures for each urban center and village to Growth Strategy Appendix Figures A-1 and A2. The numbers can be found in Table 2-2, page 2-15 from the "Final Environment Impact Statement for the Seattle Comprehensive Plan Update."
146	<p>On pages 405-406, add numerical growth estimates to Growth Strategy Appendix Figure A-1, derived by:</p> <p>For Urban Centers: adding the Estimated Urban Center Growth in Growth in Housing Units from Growth Strategy Figure 2 on page 29 of the Plan to the 2015 Year-End Total Housing Units from Growth Strategy Appendix Figure A-1 on pages 405 and 406</p> <p>For Hub Villages and Residential Villages: multiplying the Expected Housing Growth Rate from Growth Strategy Figure 3 on page 30 by the 2015 Year-End Total Housing Units from Growth Strategy Appendix Figure A-1 on pages 405 and 406; reduce any housing estimates to 80% of the development capacity figures described above, if the numerical growth estimate is equal to more than 80% of the development capacity figure for that village</p>
147	<p>On pages 407-408, update Growth Strategy Appendix Figure A-2, by replacing 2014 Covered Employment figures with 2015 Covered Employment numbers and add numerical growth estimates, derived by:</p> <p>For Urban Centers and Manufacturing/Industrial Centers: adding the Estimated Urban Center Growth in Growth in Jobs from Growth Strategy Figure 2 on page 29 of the Plan to the 2015 figure from Growth Strategy Appendix Figure A-1 on page 405 and 406</p> <p>For Hub Villages: multiplying the Expected Job Growth Rate from Growth Strategy Figure 3 on page 30 by the 2015 figure from Growth Strategy Appendix Figure A-2 on pages 407 and 408; reduce any housing estimates to 80% of the development capacity figures described above, if the numerical growth estimate is equal to more than 80% of the development capacity figure for that village</p>
148	On pages 413 and 414, remove the columns showing total population in 2010 and the Population/Acre from Land Use Appendix Figure A-3 titled Jobs per Acre by Urban Center and Urban Village.
149	<p>On page 439, edit the title of Transportation Appendix Figure A-11 as follows:</p> <p>SOV Mode Share 2015 Performance and 2035 SOV Mode Share Targets by City Geographic Sector</p> <p>And, replace Figure A-11 with the amended version of Figure A-11 shown below:</p>

Council's Amendment



Council's Amendment

- 150** On pages 525 and 526, update Capital Facilities Appendix Figure A-5, Table of Parks by Type, as follows

Park Type	Size of Facility
Boulevards/Green Streets/Greenways	340 <u>348</u> acres
Community Parks	606 <u>699</u> acres
Downtown Parks	23 acres
Greenbelts/Natural Areas	1,285 <u>1,492</u> acres
Mini Parks/Pocket Parks	41 <u>58</u> acres
Neighborhood Parks	717 <u>568</u> acres
Regional Parks/Large Urban Parks	2,716 <u>1,446</u> acres
Special-Use Parks/Specialty Gardens	384 <u>1,366</u> acres

- 151** On page 529, amend the Plan, as follows

Forecast of Future Needs

The City has a robust citywide park system, which is available and accessible for use by all of the City's residents. To enhance Seattle's quality of life, the City seeks to add parks and open space to the City's system as additional amenities for all of the City's residents. To that end, the City continues to fund park acquisition with the primary goals of:

1. *pursuing usable open space acquisition in areas where the acreage and distribution of parks is lowest on a per capita basis. These are mostly found within urban centers and villages; and*
2. *acquiring properties that can complete or expand existing parks.*
3. *providing access to open space and recreation activities for marginalized populations and in areas that have been traditionally underserved.*

Park acquisitions are opportunity-driven. Additions to the park facilities would enhance the City's quality of life. However, such additions are not necessary to accommodate new households in urban centers, urban villages, or citywide.

Council's Amendment

Planned investments in the maintenance of existing facilities are provided in the CIP and updated annually according to asset management priorities and available funds.

152 On page 551, Amend the list of Plan as follows

Fire

- South Lake Union Fire Station development
- Freshwater Marine Station relocation
- Fire Administration Building relocation
- Fire Marshal's Office relocation
- Warehouse Space replacement
- Joint Training Facilities expansion

Decision 2: “Technical amendments” with minor changes since September 9 and “Policy Decisions” previously made by the Committee.

Note: Changes proposed since the September 9 PLUZ Committee Meeting are shown in red with double underlines used for additions and ~~double strikeouts~~ for deletions. Amendments presented at the August 16 or September 9 Committee meetings are shown with single underlines and single strikeouts.

Central Staff recommends voting on the following amendments as a “consent agenda.”

2. Amendments to the Growth Strategy Element

Council’s Amendment	
153	<p>On page 22, amend the text in the box, as follows</p> <p>***</p> <p>For example, <u>the historically African-American and Asian-American communities</u> at 23rd and Union/Jackson, North Beacon Hill, and Columbia City saw substantial decreases in their populations of color.</p> <p>***</p>
154	<p>On page 27, amend Policy GS 2.12, as follows</p> <p>***</p> <p>GS 2.12 Include the area that is generally within a ten-minute walk of light rail stations or very good bus service in urban village boundaries, <u>except in industrial zones manufacturing/industrial centers.</u></p> <p>***</p>
155	<p>On page 27, add Policies GS 2.18 through GS 2.21, from the current Comprehensive Plan Urban Village Element related to Industrial Lands</p> <p>***</p> <p><u>GS 2.18 Promote the use of industrial land for industrial purposes.</u></p> <p><u>GS 2.19 Encourage economic activity and development in Seattle’s industrial areas by supporting the retention and expansion of existing industrial businesses and by providing opportunities for the creation of new businesses consistent with the character of industrial areas.</u></p> <p><u>GS 2.20 Strive to retain and expand existing manufacturing and industrial activity.</u></p>

Council's Amendment

GS 2.21 Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

156 On page 29, amend the Plan as follows

This Plan anticipates that over the next twenty years, Seattle will add 70,000 housing units and 115,000 jobs. These estimates represent the city's share of King County's projected twenty-year growth. Seattle's comprehensive planning to accommodate this expected growth works from the assumption that the estimates for growth citywide, in urban villages and in urban centers are ~~the~~ minimums we should plan for. The city will monitor various aspects of growth over time and respond with adjusted approaches if growth significantly exceeds the estimates.

157 on page 30, Growth Strategy Figure 3, amend the notes, as follows

**Percentage growth above the actual number of housing units or jobs in 2015, except in urban villages where actual zoning capacity constrains percentage growth to less than shown in the table. ~~except where limited by zoning capacity.~~ No job growth rate is assigned to residential villages.*

** ~~Very good transit service means either a light rail station or a RapidRide bus service plus at least one other~~ high-frequency-frequent bus route.*

158 On page 33, add a new Policy GS 4.8 to the Natural Environment policies, as follows

GS 4.8 Encourage the preservation and expansion of the tree canopy throughout the city for the aesthetic, health and environmental benefits trees provide, considering first the ~~places in the city~~ residential and mixed-use areas with the least tree canopy in order to more equitably distribute the benefits to residents.

Re-number policies GS 4.8 through GS 4.26 as policies GS 4.9 through GS 4.27, accordingly.

3. Amendments to the Land Use Element

Council's Amendment	
159	<p>On page 46, amend Policy LU 5.16, as follows</p> <p>***</p> <p>LU 5.16 Require higher-density development to offset its impacts through mechanisms such as incentives for landmark preservation, open space amenities, and affordable housing <u>and affordable commercial space.</u></p> <p>***</p>
160	<p>On page 56, amend Policy LU 9.23, as follows</p> <p>***</p> <p>LU 9.23 Use zoning and other planning tools in urban centers and urban villages to address displacement of <u>small locally-owned</u> businesses that <u>reinforce local neighborhood and cultural identity and</u> provide culturally relevant goods and services to Seattle's diverse population.</p> <p>***</p>
161	<p>On page 59, add new policies LU 10.26 through LU 10.28 from the current Comprehensive Plan's Land Use Element, as follows</p> <p>***</p> <p><u>LU 10.26</u> Restrict or prohibit uses that may negatively affect the availability of land for industrial activity, or that conflict with the character and function of industrial areas.</p> <p><u>LU 10.27</u> Consider high value-added, living wage industrial activities to be a high priority.</p> <p><u>LU 10.28</u> Permit commercial uses in industrial areas to the extent that they reinforce the industrial character, and limit specified non-industrial uses, including office and retail development, in order to preserve these areas for industrial development.</p>
162	<p>On pages 64 and 65, amend the "Historic Districts" section (Goal LU G14 and policies LU 14.1 through LU 14.8), adding new goals and policies and amending the Plan, as follows</p> <p>***</p> <p>Historic Districts and Landmarks <u>Preservation and Cultural Resources</u></p> <p>Discussion</p> <p><u>Historic preservation recognizes and protects aspects of our shared cultural heritage—buildings, districts, and designed landscapes that link to Seattle's past. From the Native Americans who first established trading centers along the Duwamish River to the latest</u></p>

Council's Amendment

waves of newcomers from around the world, all have left their mark. Over time, Seattle has acquired historic features that have become part of the city's civic identity. Through the preservation of icons and historic locations such as the Space Needle, the Olmsted network of parks and boulevards, and Pioneer Square, the city can continue to celebrate its heritage and maintain its unique sense of place.

Seattle values its past and recognizes and protects its heritage. One way we do this is by calling out more than 450 buildings, objects, and sites of exceptional significance, and eight historic districts. These visible connections to the past strengthen our sense of place and help build community. Finding new uses for existing structures also helps achieve the City's goals for sustainable development, because reusing historic buildings is more sustainable than demolishing and replacing them. Preserving and restoring historic buildings can encourage other revitalization in the neighborhood and attract new businesses.

The benefits of historic preservation are not merely aesthetic. Preservation is integral to our economic-development ~~planning~~, and it also enhances our city's identity as a center for tourism, itself an important source of local jobs. Preserving historic buildings can help incubate small locally-owned businesses, revitalize commercial districts, and generate local jobs. Historic preservation promotes sustainability through the reuse, repair, and upgrading of existing built resources.

GOAL

LU G14 Maintain the city's cultural identity and heritage.

POLICIES

LU 14.1 Maintain a comprehensive survey and inventory of Seattle's historic and cultural resources. Update the survey and inventory when developing a new community plan or updating an existing plan, as appropriate.

~~LU 14.1~~ 14.2 Support the designation of areas as historic and special review districts, and the designation of structures, sites, and objects as City of Seattle landmarks in order to protect, enhance, and perpetuate their historical or architectural identities.

~~LU 14.2~~ 14.3 Tailor development standards and design review processes specifically for a special review district to describe design-related features allowed, encouraged, limited, or excluded from the district. Allow adopted guidelines to modify, exempt, or supersede the underlying zone's standards.

~~LU 14.3~~ 14.4 Encourage the adaptive reuse of designated landmark structures by allowing uses in these structures that may not otherwise be allowed under the applicable zoning, provided such action is approved by the Landmarks Preservation Board.

Council's Amendment

~~LU 14.4~~14.5 Use incentives, including the transfer of development rights, to encourage property owners and developers to restore or reuse designated landmark structures and specified structures in designated districts.

~~LU 14.5~~14.6 Consider the use of conservation districts to recognize and sustain the character of unique residential or commercial districts.

~~LU 14.6~~14.7 Protect the scale and character of the established development pattern, while encouraging compatible and context-sensitive infill development.

LU 14.8 Expand outreach mechanisms to encourage historic preservation projects in neighborhoods and communities that have not traditionally benefited from historic preservation efforts, with particular focus on areas with high concentrations of under-served and/or under-represented people.

~~LU 14.7~~14.9 Identify historic resources that can be successfully used to meet the city's housing goals.

~~LU 14.8~~14.10 Identify, preserve, and protect archaeological resources.

GOAL

LU G15 Promote the economic opportunities and benefits of historic preservation.

POLICIES

LU 15.1 Recognize the economic value of Seattle's historic resources in attracting tourism; ~~encourage~~ reinvestment of a share of the revenue derived from tourism to sustain and expand historic preservation.

LU 15.2 Encourage rehabilitation opportunities and reinvesting in vacant or underutilized historic properties to spark economic revitalization.

LU 15.3 Encourage rehabilitation of existing housing units and other building types that expands affordable housing choices ~~that provide residents with choices~~ and contributes to market-rate and workforce housing.

LU 15.4 Explore and provide ~~various options for~~ financial and regulatory incentives, if possible, to allow for the productive, reasonable, and adaptive reuse of historic resources.

GOAL

LU G15 Promote the environmental benefits of preserving and adaptively reusing historic buildings.

POLICIES

LU 16.1 Encourage rehabilitation and adaptive reuse of buildings to conserve resources, reduce waste, and demonstrate stewardship of the built environment.

Council's Amendment

LU 16.2 Promote seismic and energy efficiency retrofits of historic buildings to reduce carbon emissions, save money, and improve public safety.

LU 16.3 Encourage the creation of ecodistricts to achieve sustainability and resource efficiency at a district scale.

renumber Goal LU G15 (Environmentally Critical Areas) as LU G17 and Policies LU 15.1 through LU 15.26 as Policies LU 17.1 through 17.26

5. Amendments to the Housing Element

Council's Amendment	
163	<p>On page 96, add new Policy H 1.7, as follows</p> <p>***</p> <p><u>H 1.7 Support the development and preservation of affordable housing in areas with a high risk of displacement through tools and actions such as land banking, public or non-profit acquisition of affordable buildings, and new affordable and mixed-income development.</u></p> <p>***</p>
164	<p>On page 96, amend Goal H G2, as follows</p> <p>***</p> <p>H G2 Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply. Strive to add or preserve fifty thousand housing units by 2025, including twenty thousand rent/income restricted housing units.</p>
165	<p>On page 97, add a new Policy H 2.6, as follows</p> <p>***</p> <p><u>H 2.6 Seek to identify affordable housing at risk of displacement-demolition and to apply measures-work to mitigate that the displacement of residents ahead of planned <u>upzones.</u></u></p> <p>***</p>
166	<p>On page 101, amend Policy H 5.7, as follows</p> <p>***</p> <p>H 5.7 Consider access to high-frequency <u>frequent</u> transit may lower the combined housing and transportation costs for households when locating housing for lower-income households.</p>
167	<p>On page 102, do not amend policy H 5.24, instead add new policy H 5.25, as follows</p> <p>***</p> <p>H 5.24 Support financially sustainable strategies, such as community land trusts, mixed-income housing requirements and limited equity housing co-ops, to provide homeownership opportunities for low-, moderate-, and middle-income households, especially for families with children, in part to enable these households to have a path toward wealth accumulation.</p>

Council's Amendment

H 5.25 Explore implementation of models that could provide opportunities for affordable homeownership, such as community land-trusts, down payment assistance, mixed-income housing requirements and limited equity housing co-ops.

6. Amendments to the Capital Facilities Element

Council's Amendment

168 On page 109, add a new policy CF 4.8, as follows

CF 4.8 Seek to mitigate impacts of City projects on adjacent communities, especially lower-income residents and small locally-owned businesses, in order to reduce the possibility of displacement.

8. Amendments to the Economic Development Element

Council's Amendment

169 On page 121, amend policies ED 1.3 through ED 1.6, as follows

ED 1.3 Prioritize assistance to commercial districts in areas of lower economic opportunity with high concentrations of small locally-owned businesses.

ED 1.4 Enrich the vibrancy of neighborhood business districts through the integration of design, public art, public space, historic preservation, small locally-owned businesses and cultural spaces and programming.

ED 1.5 Support ~~independently owned and operated retail and restaurants~~ small locally-owned businesses in commercial districts to reinforce local neighborhood and cultural identity and strengthen the local economy.

ED 1.6 Pursue strategies for community development that help meet the needs of marginalized populations in multicultural business districts, ~~where to reinforce local neighborhood and cultural identity by preserving~~ small locally-owned businesses are at risk of displacement due to increasing costs.

170 On page 121, add a new policy ED 1.7, as follows

ED 1.7 Seek new tools to support the creation of spaces attractive and affordable to businesses threatened with displacement so that small ~~locally-owned~~ businesses are able to remain in their neighborhoods.

171 On page 122, add a new policy ED 2.6, as follows

ED 2.6 Seek to identify and support innovative small ~~locally-owned~~ businesses that could form new industry clusters.

172 On page 123, add a new policy ED 3.9, from the current Comprehensive Plan's Economic Development Element, as follows

Council's Amendment

ED3.9 Support the retention and growth of the industrial sector, retain existing businesses and small firms, and actively seek to attract new industrial businesses.

173 On page 124, amend Policy ED 4.3, as follows

ED 4.3: Encourage all businesses to pay a living wage, provide necessary employment benefits, and train and hire local residents so that the existing workforce can ~~participate~~ share in the city's ~~shared~~ prosperity.

9. Amendments to the Environment Element

Council's Amendment

174 On page 128, add a new policy EN 1.9, from the current Comprehensive Plan's Economic Development element, related to industrial areas as follows

EN 1.9 Work with other levels of government and with the private sector to support and encourage the cleanup of contaminated soil and other environmental remediation associated with the re-use or expansion of industrial sites.

10. Amendments to the Parks and Open Space Element

Council's Amendment

175 On page 136, add a new policy P 1.17, as follows

P 1.17 Create innovative opportunities to use existing public land, especially in the right of way, for open space and recreation, including street plazas, pavement to parks, parklets, lidding of reservoirs and highways, and community gardens.

11. Amendments to the Arts and Culture Element

Council's Amendment

176 On page 141, amend the Plan, as follows

Experiencing arts and culture should be fun and challenging. It should also be accessible so that it can be enjoyed regularly by all. There are so many ways to experience art. It can be created or observed or collaborated on. From tangible, physical objects, books, and digital works to experiences, gatherings, performances, and oral histories, the Seattle arts scene has many different points of entry. Cultural spaces are varied and can range from traditional theaters, galleries, and studios to schools, parks, libraries, and coffee shops.

~~Historic preservation recognizes and protects aspects of our shared cultural heritage— buildings, districts, and designed landscapes that link to Seattle's past. From the Native Americans who first established trading centers along the Duwamish River to the latest waves of newcomers from around the world, all have left their mark. Over time, Seattle has acquired historic features that have become part of the city's civic identity. Through the preservation of icons and historic locations such as the Space Needle, the Olmsted network of parks and boulevards, and Pioneer Square, the city can continue to celebrate its heritage and maintain its unique sense of place.~~

~~The benefits of historic preservation are not merely aesthetic. Preservation is integral to our economic development planning, and it also enhances our city's identity as a center for tourism, itself an important source of local jobs. Preserving historic buildings can help incubate small businesses, revitalize commercial districts, and generate local jobs. Historic preservation promotes sustainability through the reuse, repair, and upgrading of existing built resources. Historic preservation policies are contained in the Land Use element of this Plan.~~

As noted in the Historic Preservation and Cultural Resources section contained in the Land Use element of this Plan, historic and cultural resource preservation recognizes and protects aspects of our shared cultural heritage— buildings, districts, and designed landscapes that link to Seattle's past. Older buildings, sites and objects play a vital role in defining Seattle's sense of place and the character of its neighborhoods.

177 On page 145, add a new policy AC 4.4, as follows

AC 4.4 Encourage the adaptive reuse of historic community structures, such as meeting halls, schools, and religious buildings, for uses that continue their role as neighborhood anchors.

Council's Amendment

Renumber policies AC 4.4 through AC4.11 as policies AC 4.5 through AC 4.12, accordingly

178 On page 145, amend Policy AC 4.5, as follows

AC 4.5 Encourage partnerships to use ~~using~~ public and institutional spaces, such as parks, community centers, libraries, hospitals, schools, universities, and City-owned places, for arts, musicians, and culture.

179 On page 145, amend Policy AC 4.8, as follows

AC 4.8 Create a toolkit, in partnership with City departments and communities, to assist ~~Share a tool kit of ways~~ communities ~~can make~~ in making their own art, musicians, and culture, ~~created in partnership with City departments and community interests.~~

15. Amendments to Appendices

Council's Amendment

180 On page 552, amend the list of Potential Future Discretionary Projects, under “General Facilities” as follows

- Material storage facilities
- Municipal Broadband

Decision 3: “New Amendments”

These amendments have been proposed by Councilmembers after the September 9 meeting based on comments from received from the public.

4. Amendments to the Transportation Element

Council’s Amendment

- 181** On page 46, amend policy T 3.11 to restore language from the current Comprehensive Plan (Policy T 30.5)
- ***
- T 3.11 Look for opportunities to reestablish or improve connections across I-5 by creating new crossings, ~~or~~ enhancing streets where I-5 crosses overhead, or constructing lids, especially where these can also enhance opportunities for development or open space.
- ***

5. Amendments to the Housing Element

Council’s Amendment

- 182** On page 97, add a new policy H 2.7, as follows
- ***
- H 2.7 Evaluate the City’s efforts to mitigate displacement of affordable housing.
- ***

9. Amendments to the Environment Element

Council’s Amendment

- 183** On page 129, add a new policy EN 2.7, as follows
- ***
- EN 2.7 Work to identify and reduce flooding through improvements to drainage and wastewater systems and reductions in impervious surfaces and runoff, particularly in traditionally underserved areas.
- ***

12. Amendments to the Community Well-Being Element

Council's Amendment

184 On page 156, add a new policy CW 6.6

CW 6.6 Support community development activities in areas with low access to opportunity and high displacement risk.

Decision 4: “Policy Decisions”

Policy Decision A. Should the Plan include a new Community Involvement Element?

Action 1. Adopt a Community Involvement Element, incorporating both Community Engagement and Community Planning Policies, as follows:

Note: amendments proposed to the draft Community Involvement Element presented at the September 9 PLUZ Committee meeting in response to public comments in letters and at the September 15 Public Hearing on the Comprehensive Plan are shown in red with a double underline for new language and a ~~double-strikeout~~ for language to be deleted.

Council’s Amendment

185 Community Involvement Element

Introduction

The City is committed to community involvement in decision-making processes that affect community members. City departments use community involvement to create plans, design programs, and guide city investments and policy decisions.

The City benefits from community involvement in many ways:

- Better understanding of community values, needs, priorities and differing perspectives;
- Local knowledge and expertise of community members are valued and shared;
- Improved decision-making leading to better quality plans and projects;
- Informed community members understand tradeoffs in decision-making;
- Enhanced trust and confidence in government;
- Increase understanding about the different roles community input can play in the decision-making process;
- More community support for plans and projects; and
- More cost efficient and timely implementation.

Inclusive and Equitable Community Involvement

Discussion

Equity is essential to any community involvement process to improve relationships and outcomes. The City is committed to conducting ing inclusive and equitable community involvement that effectively reaches a broad range of community members, particularly those directly affected by the City’s decisions. Community involvement should reflect

Council's Amendment

Seattle's commitment to race and social justice, and use practices that are culturally sensitive, responsive and address barriers to participation of marginalized communities.

GOAL

CI G1 Provide opportunities for inclusive and equitable community involvement.

POLICIES

CI 1.1 Promote racial and social justice, human and civil rights, and mutual respect to reduce intolerance, and reach out and bring people together in ways that build bridges between individuals and between groups.

CI 1.1 Create ~~equitable representative~~ systems that are reflective of and accessible to communities throughout the city to equitably involve community members in City decision-making.

CI 1.2 Develop well-designed, responsive, culturally-relevant community involvement plans.

CI 1.3 Build community capacity for meaningful and authentic community involvement, enhance the ability of community members, including those of marginalized communities, to develop the knowledge and skills to effectively participate in planning and decision-making processes.

CI 1.4 Provide a wide range of opportunities for obtaining information and involvement in decision-making processes.

CI 1.5 ~~Seek Achieve~~ greater equity ~~in decision-making processes through~~ and more meaningful involvement ~~by~~ ~~of~~ diverse community members (homeowners, renters, businesses, employees, property owners, institutions, youth, seniors, etc.), and especially members of marginalized communities in decision-making processes.

CI 1.6 Effectively and efficiently manage the use of City and community resources to plan and implement community involvement.

CI 1.7 Partner with other governments, schools, institutions, and community-based organizations to plan and implement community involvement.

CI 1.8 Seek to reflect of the diversity of the city in the membership of city-appointed boards and commissions.

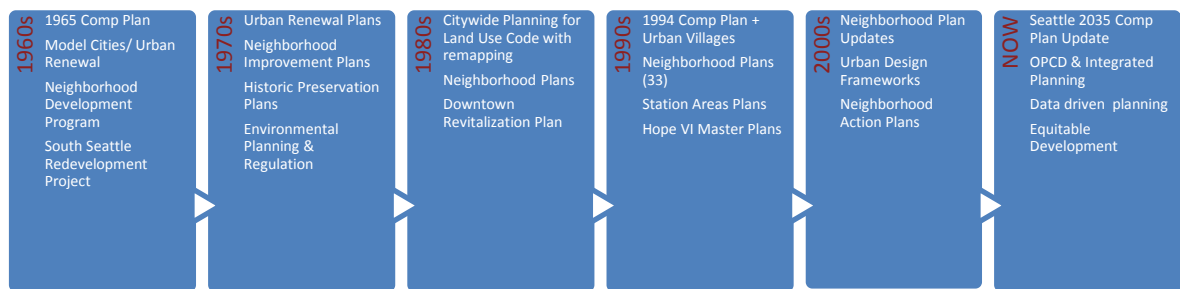
Community and Neighborhood Planning

Discussion

Community planning is a specific type of community involvement process that produces plans for particular ~~small~~ geographic areas. The City's approach to community planning has evolved over time to become more inclusive. The top-down approaches of earlier decades gave way to a "bottom-up" neighborhood planning process for unique areas, including

Council's Amendment

“urban villages” and “urban centers” designated in the 1994 Comprehensive Plan. Between 1995 and 2000 the City funded neighborhood groups to draft goals, policies and actions that would encourage the pattern and distribution of growth outlined in the Comprehensive Plan. By 2000 City Council adopted policies and goals for 33 neighborhood plans (plus five urban center village plans within the Downtown urban center) into the City's Comprehensive Plan. In recent years, city staff has initiated planning processes in partnership with many neighborhoods to update neighborhood plans, develop implementation plans, and address other planning and development issues. Currently, the Neighborhood Plans ~~Element~~ section of the Comprehensive Plan contains the goals and policies that have emerged from different community planning initiatives, these goals and policies are the city's adopted “Neighborhood Plans.”



Caption: Land Use and Community Planning Over Time

Community planning continues to evolve as the needs of communities, the city, and the region change over time. For example, race and social justice has become an important part of ~~community~~ planning. Moving forward, community planning will be an integrated and equitable approach to identify and implement a community's vision for how their neighborhood will grow. Plans will reflect the history, character, and vision of the ~~local~~ community but also remain consistent with the overall citywide vision and strategy of the Comprehensive Plan. Creating and implementing community plans can help residents apply this Comprehensive Plan at a local level and can provide more specific guidance than the citywide policies do for areas where growth and change are occurring or desired. In some cases, these plans address topics not covered elsewhere in the plan. In other cases, community plans give local examples for how a citywide policy would best be implement in that neighborhood. The City will undertake community planning to review and update current neighborhood plans, as well as ~~for other purposes~~ to address ongoing and emerging issues.

GOAL

Council's Amendment

CI G2 Work with a broad range of community members to plan for the future of their community to provide homes, jobs, recreation, transportation options and gathering places.

POLICIES

CI 2.1 ~~Undertake planning and implementation to guide the development of geographic areas through~~ Use an inclusive community involvement process in all community planning efforts.

CI 2.2 Undertake community planning that will guide development and public investments within geographic areas.

CI 2. ~~2.3~~ Consider areas with the following characteristics when allocating City resources for community planning.

- Areas designated urban centers or villages in the Comprehensive Plan
- Areas with high risk of displacement
- Areas with low access to opportunity and distressed communities
- Areas experiencing significant improvements in transit service
- Areas experiencing a growth rate significantly higher or lower than anticipated in the Comprehensive Plan
- Areas identified for multiple capital investments that could benefit from coordinated planning
- Areas experiencing environmental justice concerns
- Areas with outdated plans that no longer reflect a citywide vision of the Comprehensive Plan or local priorities

CI 2. ~~3.4~~ Encourage transparency in the development and updating of community plans by:

- Establishing a project committee that reflects community diversity;
- Creating with community involvement, a detailed project description with the purpose of defining the plan, tasks, timeline and anticipated products;
- Creating, with the project committee, Sharing a community involvement plan outlining the tools and methods to be used, and how results will be communicated; ~~and~~
- ~~Establishing a project committee.~~
- Monitoring implementation of plans over time; and
- Providing sufficient funding for each step.

Council's Amendment

CI 2.~~45~~ Determine, in collaboration with the community, whether existing community plans meet community needs and priorities and, if not, develop plans to address needs and priorities, Address some or all of which may be related to the following topics ~~in the preparation of community plans:~~

- Land use and zoning
- Urban design and community character
- Parks and open space
- Housing, amenities and services to support a range of incomes and household types
- Transportation, utilities and infrastructure
- Economic development
- Community services, institutions and facilities
- Health
- Arts and culture
- Climate resilience and adaptation
- Emergency preparedness
- Community organizational capacity
- Equitable development and risk of displacement

CI 2.~~56~~ Use an integrated, interdepartmental planning approach to implement community plan recommendations such as capital improvement projects, affordable housing, services, zoning and other City investments.

CI 2.7 Collaborate with the community to implement community plans.

CI 2.~~68~~ Assess and report on the implementation of community plans periodically.

CI 2.9 Consult with the community to assess and refine implementation priorities as circumstances change.

CI 2.7 Use outcomes of the community planning process to update the goals and policies in the Neighborhood Plans ~~Element~~ section of the Comprehensive Plan.

CI 2.8 Maintain consistency between neighborhood plans and the Comprehensive Plan. In the event of a possible inconsistency between the Comprehensive Plan and a neighborhood plan, amend the Comprehensive Plan or the neighborhood plan to maintain consistency.

Amend the Glossary to add a definition of “neighborhood plan”

Council’s Amendment

- 186** Define the term “neighborhood plan” as “the goals and policies adopted in the Comprehensive Plan, consistent with the Growth Management Act, that detail how the vision, goals and policies of the elements of the Comprehensive Plan apply to a specific geographic area.”

Action 2. Delete the Community Engagement section of the Growth Strategy Element (Goal GS1 and Policies GS 1.1 through GS 1.10, pages 21-23)

Action 3. Delete the Neighborhood Planning Element from the Mayor’s Recommended Plan (pages 158-160)

Policy Decision B. Should Growth Estimates be reduced for all areas with high risk of displacement?

Action 1. On page 30, amend Growth Strategy Figure 3, as shown below:

Council's Amendment		
187 Growth Strategy Figure 3		
Estimated Urban Village Growth Rates		
	Expected Housing Growth Rate*	Expected Job Growth Rate*
Hub Urban Villages	40%	50%
With very good transit service**	60%	50%
<ul style="list-style-type: none"> • Ballard • West Seattle Junction 		
With high displacement risk and low access to opportunity , regardless of the level of transit service	40%	50%
<ul style="list-style-type: none"> • Bitter Lake Village • Mt. Baker (North Rainier) 		
<u>Other hub urban villages</u>	<u>40%</u>	<u>50%</u>
<ul style="list-style-type: none"> • Fremont • Lake City 		
Residential Urban Villages	30%	N/A
With very good transit service**	50%	N/A
<ul style="list-style-type: none"> • Crown Hill • Roosevelt 		
With high displacement risk and low access to opportunity , regardless of the level of transit service	30%	N/A
<ul style="list-style-type: none"> • 23rd & Union-Jackson • Columbia City 		

Council's Amendment

- [North Beacon Hill](#)
- [Othello](#)
- [Rainier Beach](#)
- [South Park](#)
- [Westwood-Highland Park](#)

[Other residential urban villages](#)

[30%](#)

[N/A](#)

- [Admiral](#)
- [Aurora-Licton Springs](#)
- [Eastlake](#)
- [Green Lake](#)
- [Greenwood-Phinney Ridge](#)
- [Madison-Miller](#)
- [Morgan Junction](#)
- [Upper Queen Anne](#)
- [Wallingford](#)

**Percentage growth above the actual number of housing units or jobs in 2015, except in urban villages where actual zoning capacity constrains percentage growth to less than shown in the table. No job growth rate is assigned to residential villages.*

** * Very good transit service means either a light rail station or a RapidRide bus service plus at least one other frequent bus route.*

Note: notes at the bottom of the table reflect changes proposed in Decision 2, see amendment 157.

Action 2. Amend page 28 of the Plan to reflect the changes under Action 1

Council's Amendment

188 On page 28, amend the Plan, as follows:

Industrial job growth will continue to take place mostly within the City's two existing and well-established manufacturing/industrial centers. There will also be overall job growth in hub urban villages distributed throughout the city, which will put jobs and services closer to the surrounding residential population.

Urban villages that contain very good transit service are expected to grow more than those without that service. Very good transit means either a light rail station or a RapidRide stop

Council's Amendment

plus at least one other frequent bus route. In May 2015, the City published a Growth and Equity Analysis to analyze impacts on displacement and opportunity related to Seattle's growth strategy. ~~Two~~ That analysis found that some urban villages ~~—Rainier Beach and Othello—~~ that have light rail stations also are at high risk of too much development displacing existing households or small businesses. The City wants these areas to benefit from growth and investment, but we also need to pay attention to how growth can increase the risk of displacing marginalized populations and small businesses. To mitigate the risk, the Plan assigns a growth rate to these urban villages that is the same as for the residential villages that do not meet the definition for very good transit service. As the City monitors urban village growth in the future, the smaller growth rates for these two urban villages will help us examine the potential for displacement. Growth Strategy Figure 4 shows the different categories of urban villages, along with their level of transit service.

Policy Decision C. Should the Plan indicate that higher scales and densities of development may be appropriate around light rail stations in urban villages?

Council's Amendment

189 On page 41, amend Policy LU 1.3, as follows

LU 1.3 Provide for a wide range in the scale and density permitted for multifamily residential, commercial, and mixed-use projects to generally achieve the following overall density and scale characteristics, consistent, at a minimum, with the guidelines in Growth Strategy Figure 1:

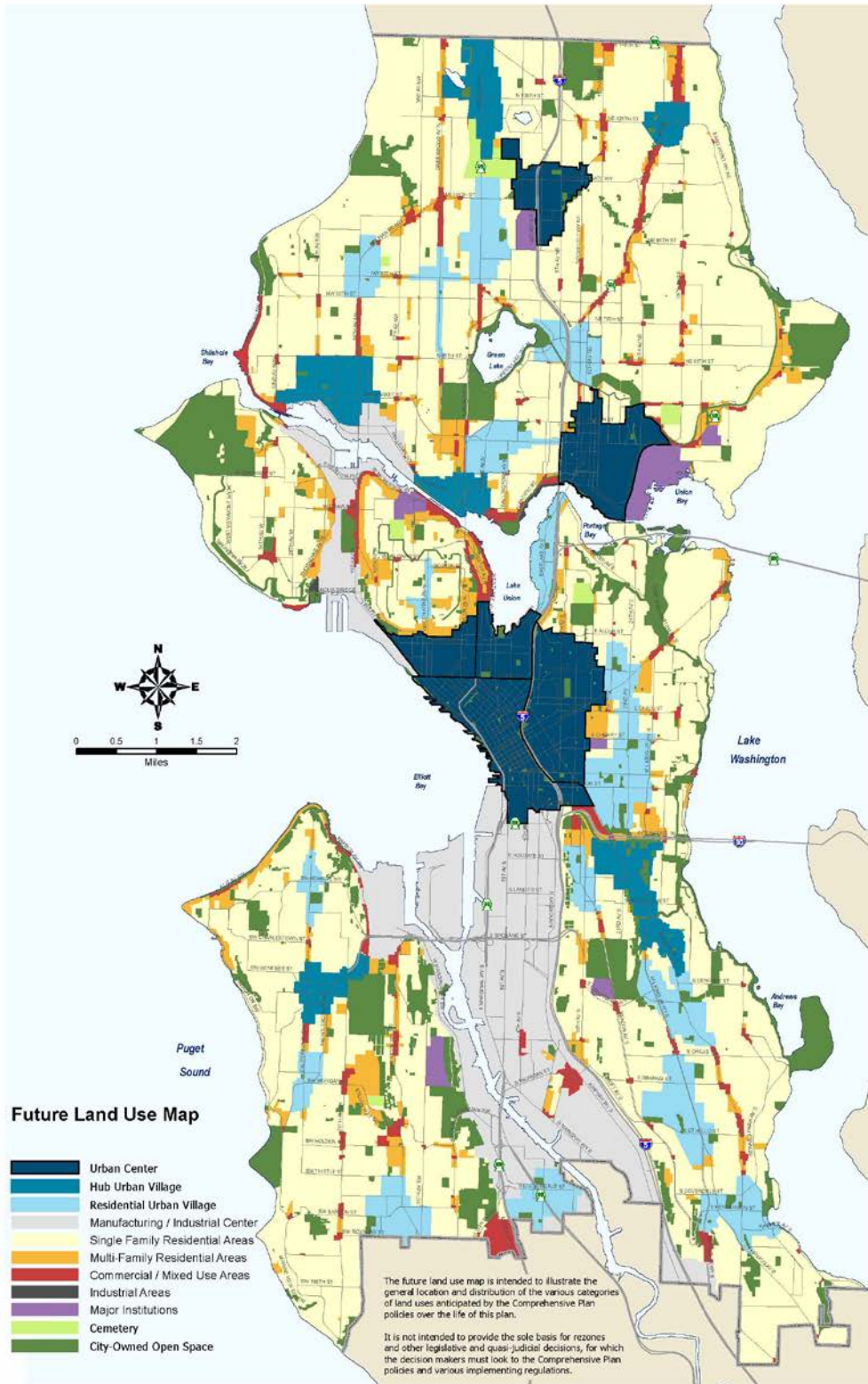
- In urban centers, a moderate to high-density and scale of development
- In hub urban villages, a moderate density and scale of development
- In residential urban villages, a low to moderate density and scale of development
- Consider higher densities and scales of development in areas near light rail stations

Policy Decision D. Should the Future Land Use Map include consistent urban center and village land use areas?

Council’s Amendment

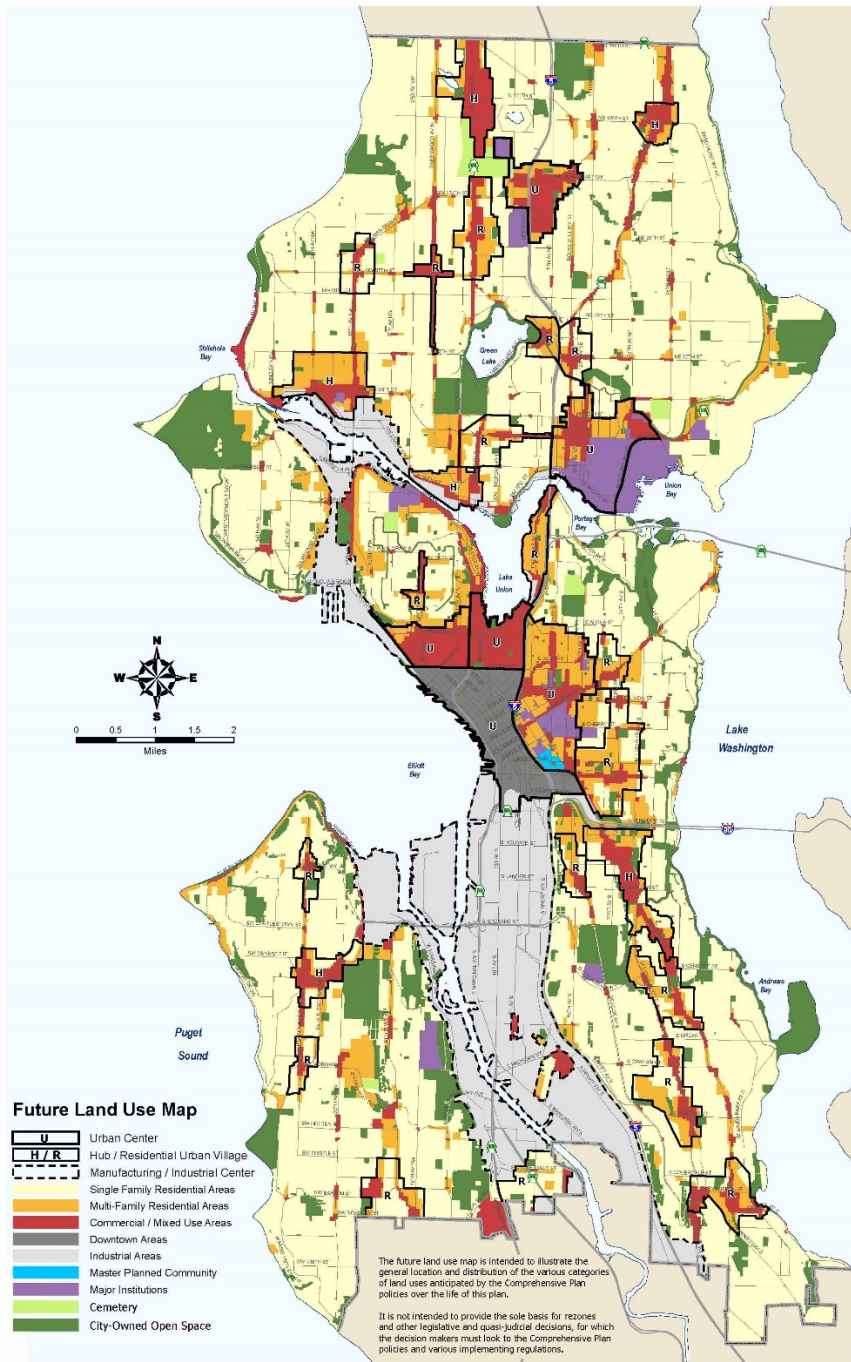
- 190** On page 40, replace the Future Land Use Map with a new version of the map that does not include “potential urban village expansion” areas. The Committee is considering between two versions of the Future Land Use Map as shown below:
- Option 1 would shade urban centers and villages in shades of blue to reflect their unique status as mixed-use communities in the Comprehensive Plan.
- Option 2 would maintain the current plan’s delineation of single-family, multifamily, commercial/mixed-use, industrial and major institution areas within urban centers and villages, as shown on the following pages.

Option 1: Shade urban centers and villages based on the category of center or village



Council's Amendment

Option 2: Do not shade urban centers and villages based on the category of center or village, show single-family, multi-family, commercial/mixed-use, industrial and major institution areas within urban centers and villages



Decision 5: Final Committee Votes

Action 1. Amend [Council Bill 118683](#) to incorporate Committee Amendments, and direct Council Central Staff to prepare an amended Council Bill reflecting the Committee's actions as follows:

a. Amend Section 1 of Council Bill 118683 to add attachments reflecting Council amendments and ask the Office of Planning and Community Development to publish a new version of the Comprehensive Plan:

Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 124888, is hereby repealed and replaced by Attachment 1 to this ordinance, as amended by the Council Amendments listed in Attachments 2 through 16 to this ordinance. The Office of Planning and Community Development (OPCD) is directed to compile and publish a final version of the Seattle Comprehensive Plan that incorporates the amendments shown in Attachments 2 through 16. The Council requests that OPCD include hyperlinks to other documents referenced in the plan, as the Office deems appropriate, in any version of the plan that is published online.

b. Amend the list of attachments to Council Bill 118683 and direct Council Central Staff to prepare and add attachments 2-16 reflecting the Committee's amendments to Council Bill 118683:

Attachments:

Attachment 1 – Seattle 2035 Seattle Comprehensive Plan

City Council Amendments to Seattle 2035 Seattle Comprehensive Plan:

Attachment 2 – Title and Introduction Amendments

Attachment 3 – New Community Involvement Element

Attachment 4 – Growth Strategy Element Amendments

Attachment 5 – Land Use Element Amendments

Attachment 6 – Transportation Element Amendments

Attachment 7 – Housing Element Amendments

Attachment 8 – Capital Facilities Element Amendments

Attachment 9 – Utilities Element Amendments

Attachment 10 – Environment Element Amendments

Attachment 11 – Parks and Open Space Element Amendments

Attachment 12 – Arts and Culture Element Amendments

Attachment 13 – Community-Well-Being Element Amendments

Attachment 14 – Glossary Amendments

Attachment 15 – Amendments to Neighborhood Plans

Attachment 16 – Amendments to the Appendices

Action 2. Vote to recommend Council Bill 118683 as amended to Full Council