



PLANNING, LAND USE AND ZONING COMMITTEE

Duties:

To provide policy direction and oversight and to deliberate and make recommendations on legislative matters relating to: planning and land use, including comprehensive planning, zoning, design, and land use regulations as well as incentive zoning, the Affordable Housing Impact Mitigation Program, and equitable transit oriented development; major institutions; quasi-judicial decisions; and community development.



PLANNING, LAND USE AND ZONING COMMITTEE

The Department of Planning and Development split into two departments, effective January 1, 2016:

1. **Seattle Department of Construction and Inspections (Seattle DCI)**
2. Office of Planning and Community Development (OPCD)



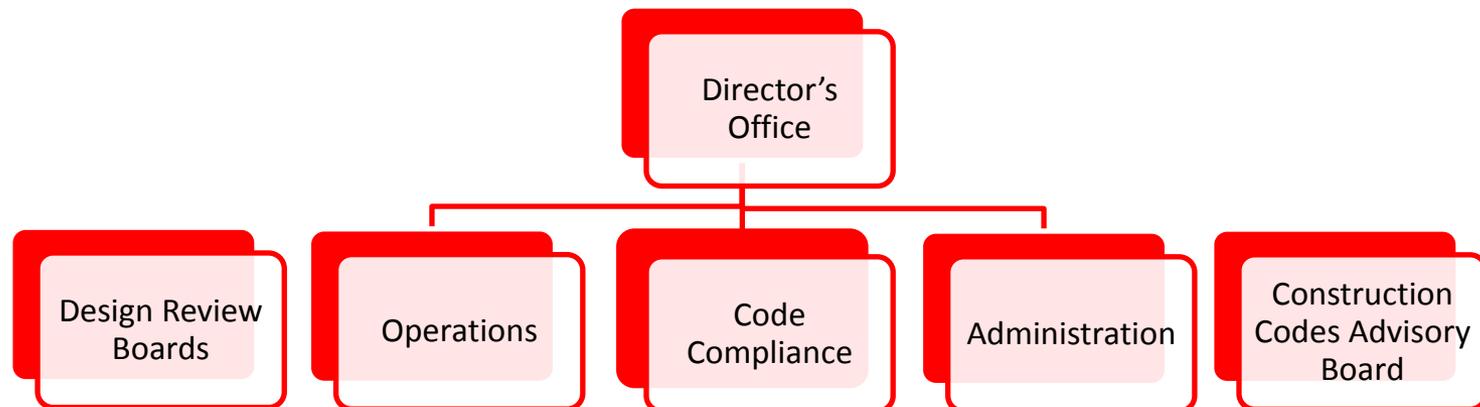
Seattle Department of Construction and Inspections (Seattle DCI)

Seattle Department of Construction and Inspections (Seattle DCI):

- provides land use and construction permitting services;
- inspects property under development, existing buildings and mechanical equipment; and
- maintains land use, environmental and technical codes.

2016 Budget: \$73,100,000 (General Fund budget: \$6,200,000)

2016 FTE: 404.30



Office of Planning and Community Development (OPCD)

The purpose of the Office of Planning and Community Development (OPCD) is to align City planning functions and coordinate long range planning across all City departments.

2016 Budget: \$8,000,000

2016 FTE: 45



2016 OPCD/Seattle DCI Key Mayoral Budget Changes

- **Reorganize the Department of Planning and Development**

Add Staff

- New leadership positions for OPCD
- Council Liaison positions
- Staff to implement HALA recommendations
- **Design Review process improvement staffing**
- **Staff to decrease permit processing time**
- **Staff to implement stormwater code and marijuana code amendments**

Add Consulting \$

- Support for a Multicultural Community Center for Immigrant and Refugee Communities



2016 **Seattle DCI**/OPCD Council Budget Changes

Amendments to Reorganization Legislation

- Require OPCD to submit the next year's work program with the Mayor's proposed budget
- Require OPCD Director reappointment and reconfirmation every 4 years
- Add the following functions to OPCD:
 - Coordination with the Seattle School district on long-range planning
 - Partner with the community to identify priorities
 - Prepare, maintain and update sub-area community plans



2016 **Seattle DCI** Council Budget Changes

Add Staff

- Add a position to lead an auditing program for the Rental Registration and Inspection Ordinance (RRIO) program
- Add a position to support the Tenant Relocation Assistance Ordinance (TRAO) program

Statements of Legislative Intent or “SLIs”

- Report on potential fee increases for RRIO to support auditing program
- Develop a data collection plan on the value of RRIO repairs



2016 OPCD Council Budget Changes

Add Staff

- Add a position to support development and implementation of an equitable development strategy for Seattle 2035
- Add a half-time position to study expansion of the childcare impact mitigation program
- Modify positions to maintain current staffing levels for the Seattle Planning Commission
- Cut funding for new positions in recognition of delayed hiring of new OPCD Director

Statements of Legislative Intent or “SLIs”

- Equitable development implementation strategy for Seattle 2035
- Plan for a rezone at 16th SW and SW Holden (Dumar Substation)



Current **Seattle DCI** Projects

Operations Division

- Design Review process improvements
- Updates to technical codes
- Quasi-Judicial (Type IV) and other Council Land Use actions

Code Compliance Division

- RRIO and Housing Enforcement
- Marijuana regulations

Code Development Division

- Living Building Pilot program
- Off-street parking regulations
- Environmentally Critical Areas update



Current OPCD Projects

Research and Analysis Division

- Comprehensive Plan/Seattle 2035
- Data-driven capital planning framework

Planning and Implementation Division

- Housing Affordability & Livability Agenda
- Impact Fees
- Community Planning: Ballard, Lake City, Uptown, University, 23rd Avenue, Delridge, Little Saigon, Rainier Beach
- Equitable Development Initiative

- Backyard Cottages/DADUs



Key Legislation and Reports

Comprehensive Plan (2035.Seattle.gov)

- PSRC Vision 2040
- King County Countywide Planning Council
- 2015 Comprehensive Plan Amendments (new growth targets adopted)
- 2015-16 Docket Resolution
- Race and Social Equity Resolution
- Race and Social Equity Analysis

Housing Affordability and Livability Agenda (murray.seattle.gov/housing)

- HALA Report
- HALA Action Plan
- HALA implementation Resolutions

See also www.seattle.gov/OPCD and www.seattle.gov/SDCI



Anticipated Legislation

Potential transmittal to Council in 1st Quarter 2016

- Lake City Rezones
- Georgetown single family amendments
- Living Building program update
- Design guidelines for South Lake Union, Pike/Pine and Mt. Baker
- Equitable Development Action Plan (SLI 32-2-A-1)
- Quasi-Judicial matters
 - Swedish-Cherry Hill Major Institution Master Plan
 - Eastlake Contract Rezone
 - Columbia City Planned Use and Development Agreement (PUDA) amendment



Lake City

DRAFT

3. RECOMMENDATIONS

Hearts and opportunities in the hub urban village



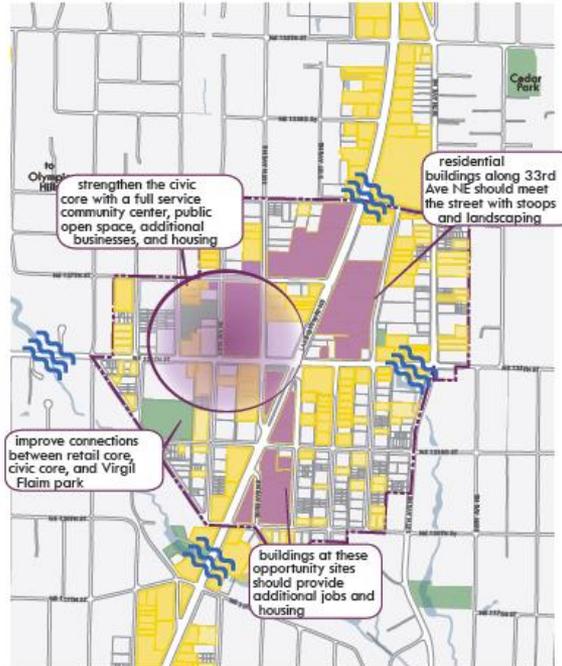
A large public plaza adjacent to the Farmer's Market could be used for other community gatherings and activities.



Lake City's SalmonFest (formerly Pioneer Days) is a popular annual festival.



Storefronts should be designed to distinguish individual businesses.



- key opportunity sites in the business district
- public art celebrates Thornton Creek crossings
- Civic Core
- opportunity sites
- Hub Urban Village Boundary
- parks



Anticipated Legislation

Potential transmittal to Council in 2nd Quarter 2016

- OPCD Director Confirmation
- HALA Multifamily Housing Affordability Framework for Residential (MHA-R) and Incentive Zoning (IZ) cleanup
- Seattle 2035 Comprehensive Plan amendments

- Ballard rezones
- Bitter Lake rezones

- Accessory Dwelling Unit reforms

- Telecommunications regulations
- Environmentally Critical Areas update
- Parking regulations
- Rental Registration Inspection Ordinance (RRIO) reports (SLI 25-2-A-2)



Ballard

Draft Urban Design and Land Use Recommendations Summary

Draft Area-Wide Recommendations

- Improve NC₃ development standards to respond to massing & scale concerns
- Draft neighborhood design guidelines for the commercial core.
- Improve use of existing open spaces.
- Support affordable housing adjacent to the commercial core.

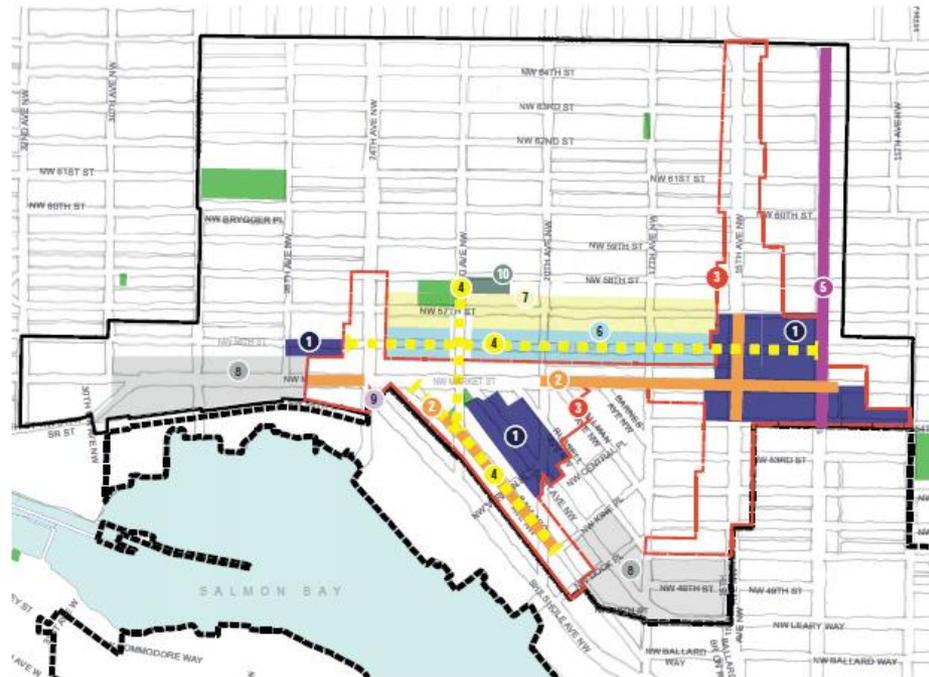
Strategic Coordination Opportunities

1. Seattle Public Utilities West Ship Canal CSO Reduction Project
2. Burke-Gilman Trail Extension Project (Missing Link)
3. DPR Threading the Needle Waterfront Open Space Project
4. ST₃/SDOT Ballard to Downtown Enhanced Transit Corridor
5. SDOT Market/45th Transit Improvement Project

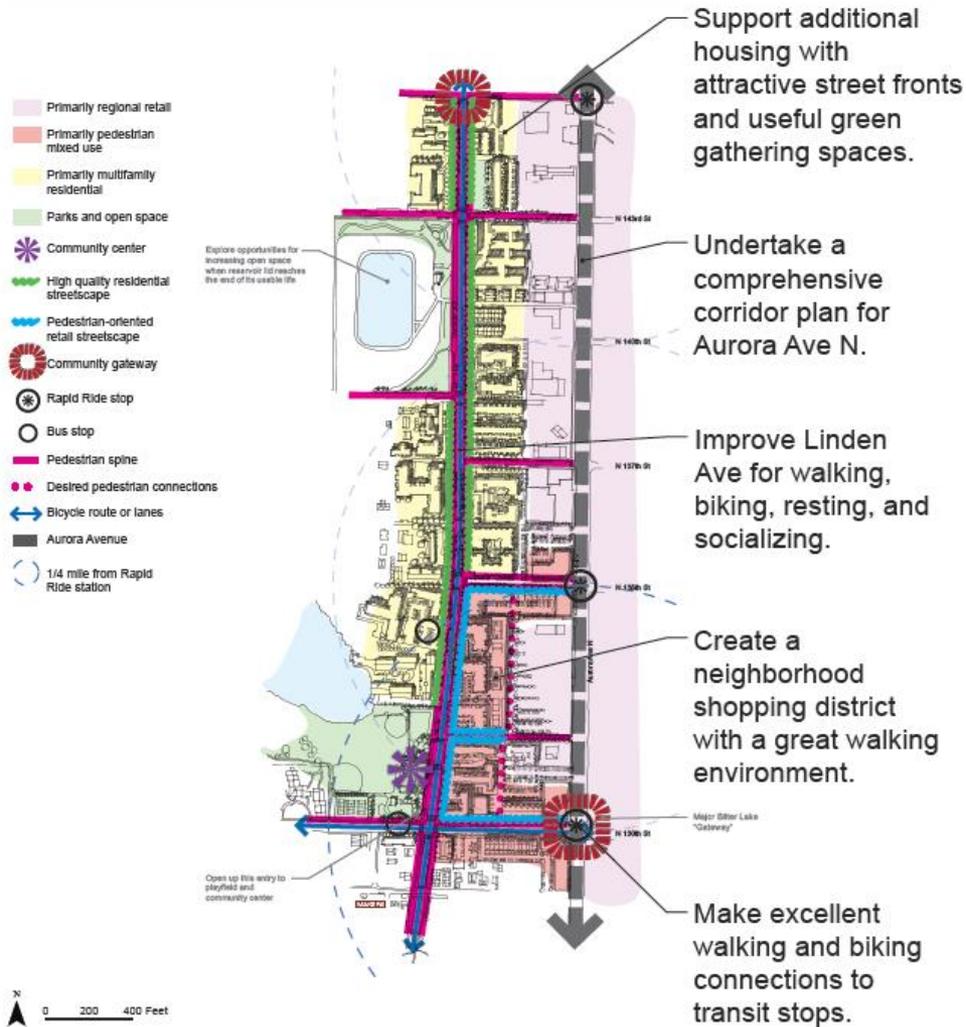
Draft Location-Specific Recommendations

1. Rezone to NC to support pedestrian-oriented building design.
2. Extend Pedestrian Zone to support a walkable commercial core.
3. Encourage office development to strengthen the commercial core, support transit and create jobs close to where people live.*
4. Design street concepts for 22nd Ave, 56th St and Ballard Ave to improve the walking environment between neighborhood destinations.
5. Encourage neighborhood-serving sales and services at key intersections at those locations.
6. Implement development standards that will support a pedestrian-oriented public realm for residents of all ages.
7. Support the neighborhood's northward residential transition through the appropriate placement and design of ground-related residences, shops and restaurants.
8. Consider industrial zone revisions within the UV that will favor industrial and manufacturing uses at street level while allowing maker/local production uses above to increase job density.^
9. Improve access to Salmon Bay while supporting ongoing maritime and industrial mobility and business needs.
10. Rezone to midrise multifamily (MR) zone to support higher density residential development close to commercial and civic amenities, open space and transit.*

* Implementation timing depends on direction of HALA programs and legislation.
 ^^ Future implementation action.



Bitter Lake



Anticipated Legislation

Potential transmittal to Council in 3rd or 4th Quarter 2016

- Downtown/South Lake Union upzones
- University District upzone
- 23rd Avenue upzone
- Rainier Beach upzone
- Dumar Site scope, timeline and implementation plan (SLI 33-1-A-2)

- Design review update
- Utility boxes



Rainier Beach

Rainier Beach Food Innovation District



Rainier Beach Food Innovation District

- 1 Bus Transit Center
- 2 Light Rail Station

Community Institutions

- A Oromo Cultural Center
- B Paradise Baptist Church
- C Cornerstone Baptist Church
- D Washington Housing Equity Alliance

A new model for TOD

- A place where the community can access education, employment and entrepreneurship
- Strengthening the local economy through production rather than consumption
- A higher standard of living from the ground up
- Economic development based on RB's unique cultural and social connections

VIA

food innovation district **RAINIER BEACH**



Seattle City Council
Central Staff

23rd Avenue

