



**Seattle**  
**Office of Planning &  
Community Development**

Rico Quirindongo, Interim Director

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**Date:** July 27, 2021  
**To:** Council Member Dan Strauss, Chair, LUN Committee  
**From:** Rico Quirindongo, Interim Director, Office of Planning and Community Development  
**Subject:** Council Docketing Resolution for Comprehensive Plan Annual Amendments for 2022: OPCD Recommendations

This memo provides recommendations for amendments to the City's Comprehensive Plan to include on the docket for Council consideration in 2022. OPCD has reviewed 6 proposals submitted by community members and one submitted by Council Member Lewis for consistency with the criteria established by City Council Resolution 31807 and recommends one of these for docketing. In addition, work on the Industrial and Maritime Strategy, which resulted in amendment recommendations for adoption in 2021, may lead to additional amendment recommendations in 2022 and thus should also be included on the docket.

In summary, OPCD recommends that two amendment topics be further analyzed and, pending that analysis, considered for possible adoption. They are:

- W. Florentia Street: Reclassify West Florentia Street (between 3rd Avenue North and Queen Anne Avenue North) and Florentia Street (between Queen Anne Avenue North and Nickerson Street) as non-arterial streets on the Comprehensive Plan's Transportation Appendix Figure A-1 map. This technical amendment would not change Comprehensive Plan policy but rather reflect a potential reclassification of West Florentia Street following environmental review including a traffic analysis and adoption of an ordinance.
- Industrial lands policies that implement land use recommendations of the Industrial and Maritime Strategy stakeholder process following completion of an Environmental Impact Statement in 2022.

### **Amendments Proposed by Community**

Under the state Growth Management Act, the City may amend its Comprehensive Plan up to once each year. Council Resolution 31807 establishes a schedule and criteria for docketing proposed amendments on an annual cycle for consideration by the City Council. On May 15, 2021, the application period closed for community members to submit proposals to amend the Plan in 2022. Seven amendments were proposed by the community. OPCD has reviewed these proposals for consistency with the established criteria and recommends one amendment for docketing. Consistent with CR 31807, OPCD will analyze the proposed amendment, conduct environmental review, and transmit recommended amendments to Council in 2022.

### **Recommended for Docketing**

OPCD recommends that the following proposed amendment to the Comprehensive Plan be docketed for further analysis and consideration for adoption:

1. W. Florentia Street

W. Florentia Street: Reclassify West Florentia Street (between 3rd Avenue North and Queen Anne Avenue North) and Florentia Street (between Queen Anne Avenue North and Nickerson Street) as non-arterial streets on the Comprehensive Plan's Transportation Appendix Figure A-1 map.

Although the amendment satisfies the City Council's criteria for docketing it should be noted that amending the appendix in the Comprehensive Plan does not itself reclassify a street or reflect a change in policy, but rather reflects street classifications that are adopted separately by ordinance and supported by analysis by the Seattle Department of Transportation. OPCD will not recommend adoption of this technical amendment if this work has not been finalized.

**Not Recommended for Docketing**

OPCD recommends the following Comprehensive Plan amendment proposals not be docketed for 2022:

1. Heavy Vehicles

This proposal would amend the Transportation Element to add policies intended to minimize damage to streets from heavy vehicles. This amendment is substantially the same as an amendment submitted in prior years and rejected by the City Council. This amendment was proposed in the 2016-2017 amendment cycle and not docketed because it would best be addressed through another process. There has not been significant change in relevant circumstances that would support reconsideration of this proposal.

2. Open and Participatory Government

This proposal would amend the Comprehensive Plan by establishing a new element or appendix to establish policies to outline goals, objectives, and policies for decision processes that maximize the possibility of public input before decisions are made.

This amendment is substantially the same as an amendment submitted in prior years and rejected by the City Council. This proposal was initially submitted in the 2008-2009 amendment cycle but not docketed because its provisions are better dealt with through other regulatory tools. There have not been significant changes in conditions to support reconsideration of this proposal.

3. 3rd Avenue Southwest

The proposal is to amend the Comprehensive Plan Future Land Use Map (FLUM) to allow for a zone change from SF7200 to LR3 or higher on three lots located on the 9200 block of 3rd Avenue SW, near the intersection of Olson Place SW. The property owner, a church, would like to build an apartment building with affordable housing for seniors. The current FLUM

designation for this site is single family residential, and a redesignation to multifamily residential would be necessary to accommodate the proposed use.

OPCD recommends against docketing this proposed FLUM amendment, as the size of the area subject to the FLUM is less than a block and would change a small area within a larger area of single-family land use designation in a manner that is inconsistent with well-established Comprehensive Plan policy guiding consideration of land use changes.

OPCD acknowledges that the vision for this property aligns with many other City goals related to neighborhood access, building community wealth, and combating displacement, and is interested in working collaboratively with the property owner to identify other potential options/alternatives for this site. The recently adopted legislation for affordable housing on religious property (CB 120081) is one potential tool that would allow additional capacity for long-term affordable housing. The current zoning (SF 7200) would allow up to six housing units at a site of this size (roughly 45,000 square feet of land area). Under CB 120081 and current zoning, the site could accommodate about 30 affordable housing units. If rezoned to Residential Small Lot (RSL), which would not require a Comprehensive Plan amendment, the provisions of CB 120081 would allow 7-8 additional affordable housing units, with additional flexibility for other development standards, including higher lot coverage limits and allowed floor area ratio (FAR). All housing developed under the provisions of CB 120081 must be affordable to low-income households for 50 years. Any further changes to the zoning of this property could be addressed through a broader consideration of relevant policies and land use designations as part of the major update of the Comprehensive Plan beginning later this year and adopted in 2024.

#### 4. W. Armory Way

This proposal would amend the Future Land Use Map for two parcels located in the BINMIC at the southwest corner of W. Armory Way and 15th Avenue West. The proposal would change the boundaries of the BINMIC to exclude these parcels and change their land use designation to Commercial-Mixed Use.

OPCD recommends against docketing this item because it is better addressed through another process, such as activities identified in departmental work programs under way or expected soon within which the suggested amendment can be considered alongside other related issues (criterion B.5.). OPCD is currently conducting an EIS analysis that evaluates the potential impacts of four industrial land use alternatives that will likely lead to recommendations for Comprehensive Plan amendments in 2022. Additional Consideration of this proposal should not occur before the EIS is completed or as part of the Major Update to the Comprehensive Plan in 2024.

#### 5. Setbacks and Trees

This proposal would amend the Land Use Element to revise policies LU 5.6, LU 5.7, and LU 5.8. Language would be amended to LU 5.6 that expand the purpose its guidance to establish

setbacks in residential areas to include the planting or maintenance of large trees. Language would be added to LU 5.7 to require yards for every multifamily lot. LU 5.8 would be amended to include the value of trees in addressing public health and urban wildlife.

This amendment is substantially the same as an amendment submitted in prior years and while not docketed in previous years was part of an item docketed in 2020 for analysis by OPCD. OPCD did analyze this proposal and is not recommending approval in 2021 because it and other potential policies identified in the draft Urban Forestry Master Plan are better addressed through the major update of the Comprehensive Plan in 2024.

#### 6. Skybridges, Trams and Tunnels

This proposal would amend the Transportation Element to include a new policy that would discourage pedestrian grade separations, whether by skybridge, aerial tram, or tunnel, to maintain an active pedestrian environment at street level.

This amendment is substantially the same as amendments submitted in prior years and was not docketed. This proposal was first proposed in the 2012-2013 annual amendment cycle and was not docketed because this proposal is better addressed through a different process that brings neighborhood context into the discussion. It was also noted that skybridges are currently subject to the permitting process of SMC 15.64 and reviewed by the Seattle Design Commission.

#### **Amendments Proposed by the Executive**

In addition to community applications proposing amendments to the Comprehensive Plan, OPCD recommends docketing potential amendments related to ongoing work related to the Mayor's Industrial and Maritime Strategy. The Mayor's Office convened a citywide stakeholder group and four subarea stakeholder groups to work with City departments (OED, OPCD, SDOT, OSE) in developing an Industrial and Maritime Strategy. Approved by the stakeholders in May of 2021, this strategy is broad in scope and encompasses workforce training, transportation investments, public safety, environmental, and land use policies with the goal of creating accessible living wage jobs. Among the stakeholder recommendations are four land use strategies that require Comprehensive Plan amendments as part of their implementation. Two of these amendments are recommended for approval in 2021. The remaining amendments, which would establish a new industrial land use framework, are currently being studied in an EIS with Comprehensive Plan amendment recommendations anticipated in 2022.