



SEATTLE CITY COUNCIL
CENTRAL STAFF

Comprehensive Plan Amendment Proposals for 2019-2020

ERIC MCCONAGHY & LISH WHITSON
COUNCIL CENTRAL STAFF

PLANNING, LAND USE, AND ZONING COMMITTEE
JULY 17, 2019

TIMELINE

Applications Accepted	April 19 – May 15
Review by Seattle Planning Commission (SPC), Office of Planning and Community Development (OPCD), and Central Staff	May 15 – July 15
Docket setting Resolution by Planning, Land Use, and Zoning Committee	July 15 – August 15
Analysis and Recommendation by OPCD	August 15 – December 31
Review of Recommendation by SPC	January 1 – February 28
Council Review of Recommended Amendments	March 1 – March 31

CRITERIA FOR DOCKETING A PROPOSAL

- A. The amendment is legal under state and local law.
- B. The amendment is appropriate for the Comprehensive Plan...
- C. The amendment is practical to consider...
- D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.
- E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.

CRITERIA FOR DOCKETING A PROPOSAL

- F. The amendment is likely to make a material difference in a future City regulatory or funding decision.
- G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.

ONGOING WORK

Resolutions 31682 & 31762:

Industrial area policies and map changes, including a Stadium District

Resolution 31870:

Mandatory Housing Affordability-related amendments

Resolution 31880:

Delridge neighborhood plan amendments

2019 – 2020 PROPOSALS: MAP AMENDMENTS

#	Title	Proposal	Applicant
1	4501-4509 SW Admiral Way	Change Future Land Use Map (FLUM) from Lowrise 1 to Lowrise 3	Joe Brogan
2	11316-11318 5 th Ave NE	Extend Northgate Urban Center to facilitate a change from Single Family to Multifamily	Alex Skoulis
6	2938-2944 Alki Avenue SW	Amend the FLUM to change from Single Family to Multifamily	Steve Gillespie

2019 – 2020 PROPOSALS: MAP AMENDMENTS

#	Title	Proposal	Applicant
7	Stadium District	Create a Stadium District as a new designation on the FLUM and create new policies for the Stadium District	Washington State Public Stadium Authority and the Washington State Major League Baseball Stadium Public Facilities District
12	Providence Mount St. Vincent, 4831 35 th Ave SW	Amend the boundaries of the West Seattle Junction to include the Providence Mount Saint Vincent property	John Milne

2019 – 2020 PROPOSALS: NEW POLICY IDEAS

#	Title	Proposal	Applicant
5	Transportation Network Companies (TNCs) and Delivery Trucks	Amend the Transportation Element to recognize impacts from TNCs and delivery trucks	Megan Kruse
14	Trees	Amend various sections of the Comprehensive Plan to support the protect trees	David Moehring

2019 – 2020 PROPOSALS: PREVIOUSLY CONSIDERED





#	Title	Proposal	Applicant
3	Heavy Vehicles	Amend the Transportation Element to minimize damage to streets from heavy vehicles	Chris Lemman
4	Open and Participatory Government	Add an Open and Participatory Budget element or appendix	Chris Lemman
8	Yards and Trees	Amend the Land Use Element to clarify policies related to yards and trees	Chris Lemman
9	Pedestrian Grade Separations	Amend the Transportation Element to discourage pedestrian grade separations such as skybridges, aerial trams or tunnels	Chris Lemman

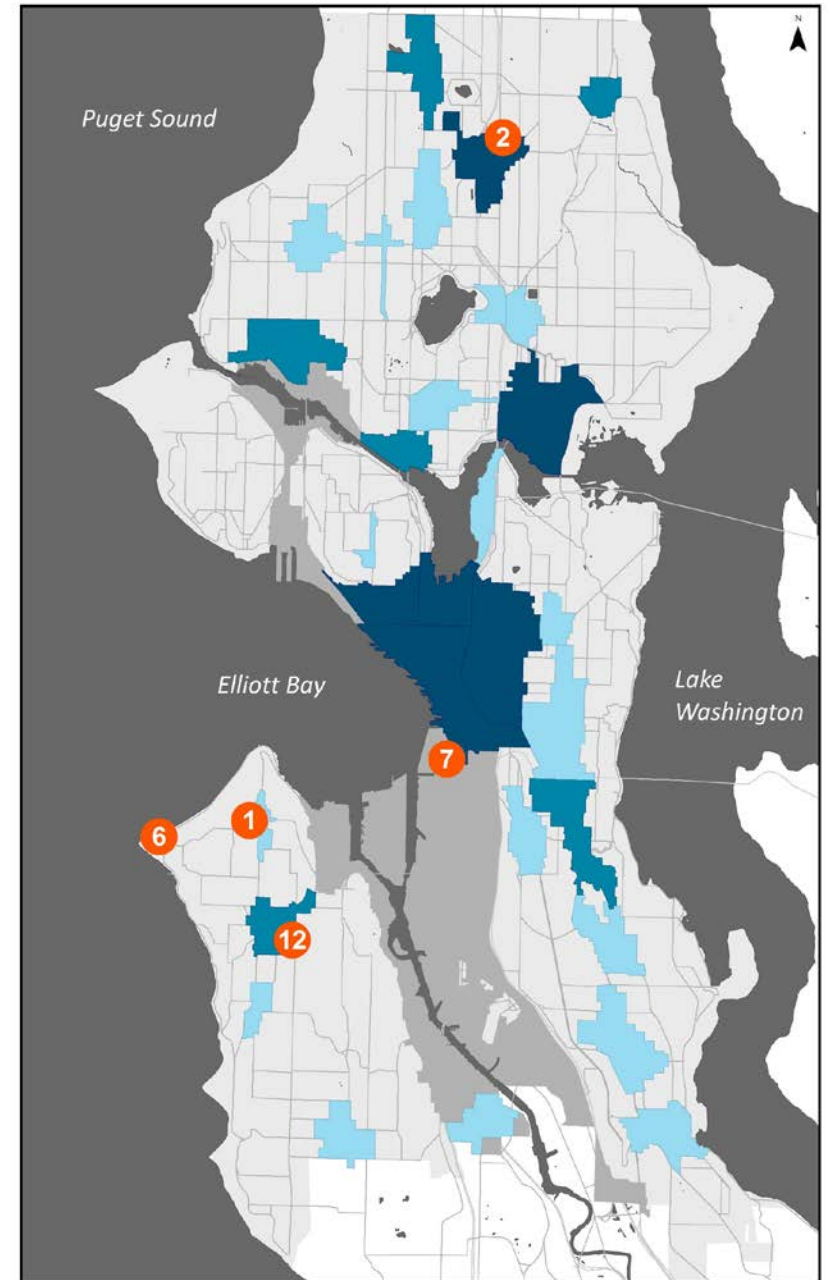
2019 – 2020 PROPOSALS: PREVIOUSLY CONSIDERED

#	Title	Proposal	Applicant
10	Rezoning and Conditional Uses	Amend the Land Use Element to require zone and rezone criteria and public notice, outreach and inclusiveness	Chris Leman
11	Development Monitoring (L61)	Amend the Plan to require monitoring of development and a special review procedure related to development	Chris Leman
13	Demolition and Displacement	Amend the Land Use Element to discourage demolition of residences and displacement of residents	Chris Leman

PROPOSED FLUM AMENDMENTS

1. 4501-4509 SW Admiral Way
2. 11316-11318 5th Ave NE
6. 2938-2944 Alki Avenue SW
7. Stadium District
12. Providence Mount St. Vincent, 4831 35th Ave SW

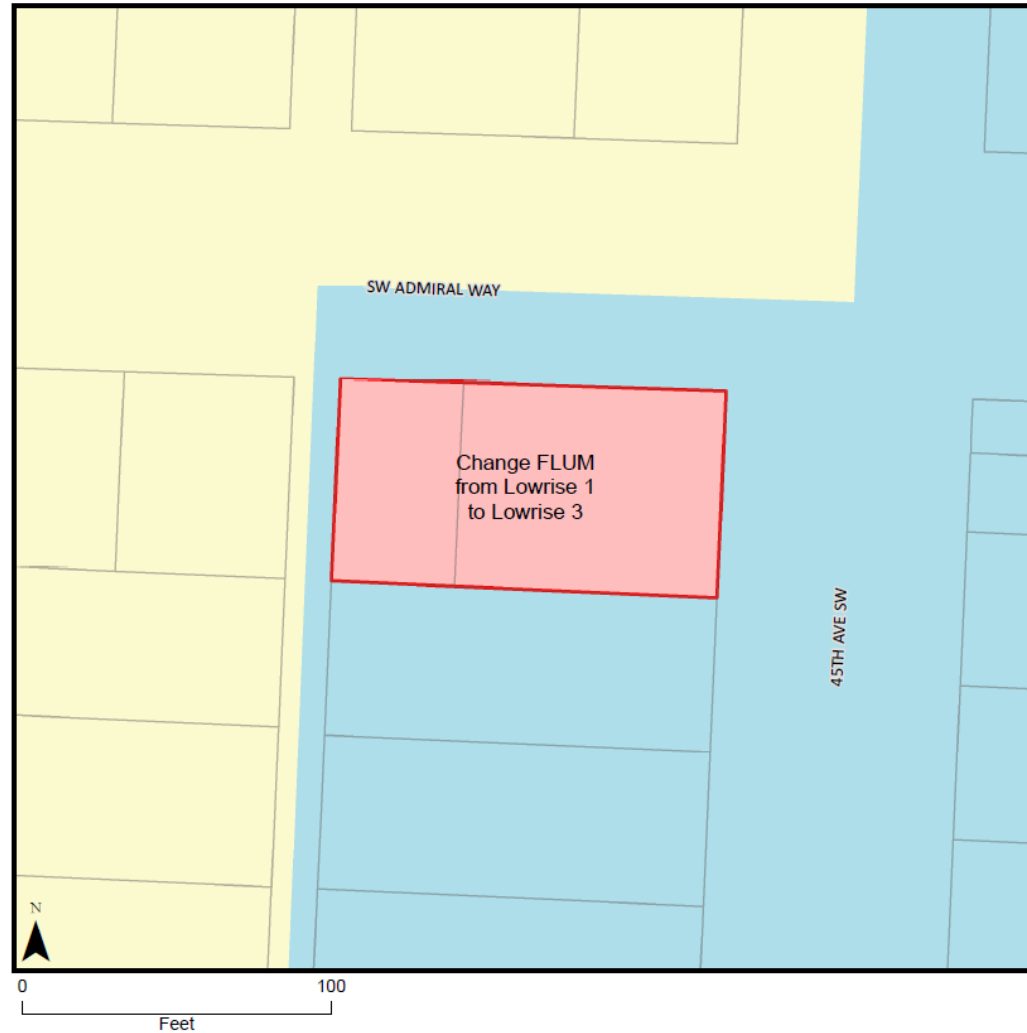
-  Urban Center
-  Hub Urban Village
-  Residential Urban Village
-  Manufacturing Industrial Center



AMENDMENT 1: 4501-4509 SW ADMIRAL WAY

Proposed Future Land Use Map Amendment:

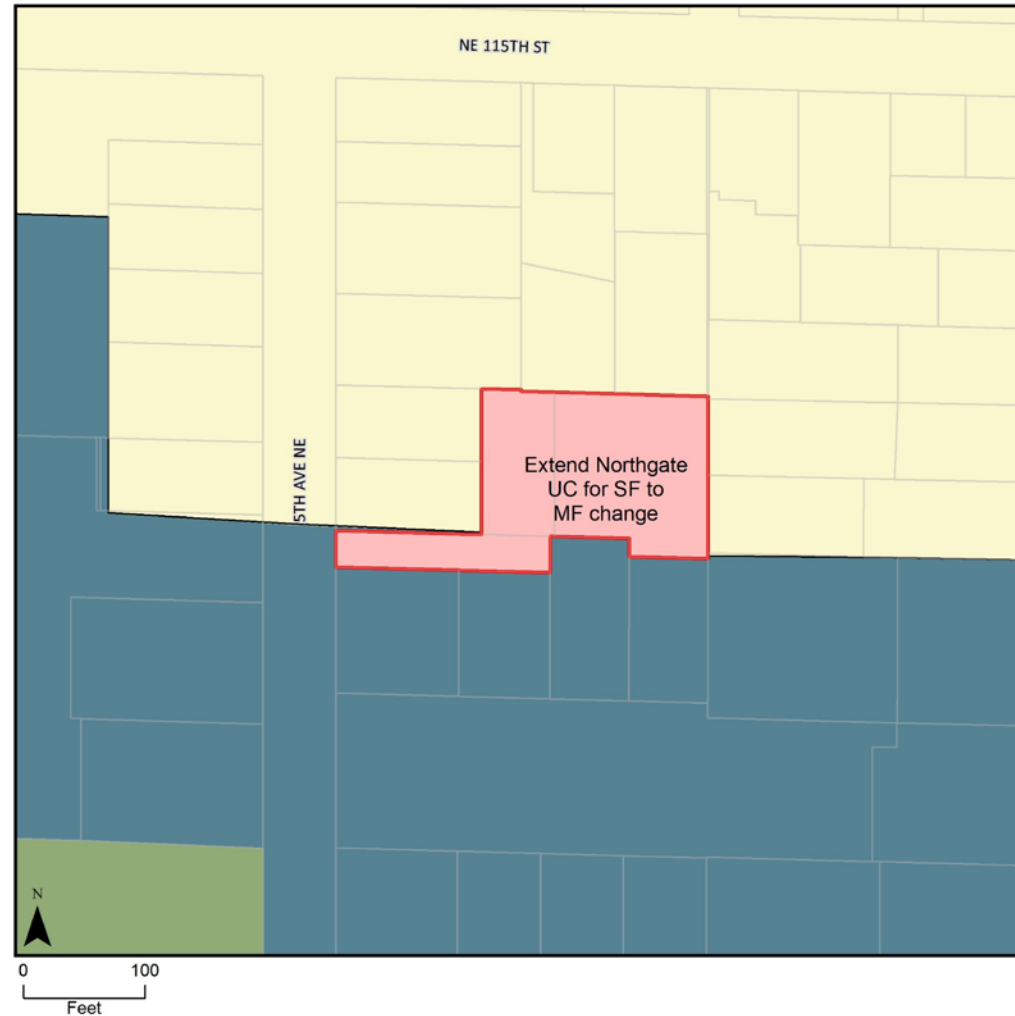
4501-4509 SW Admiral Way



AMENDMENT 2: 11316-11318 5TH AVE NE

Proposed Future Land Use Map Amendment:

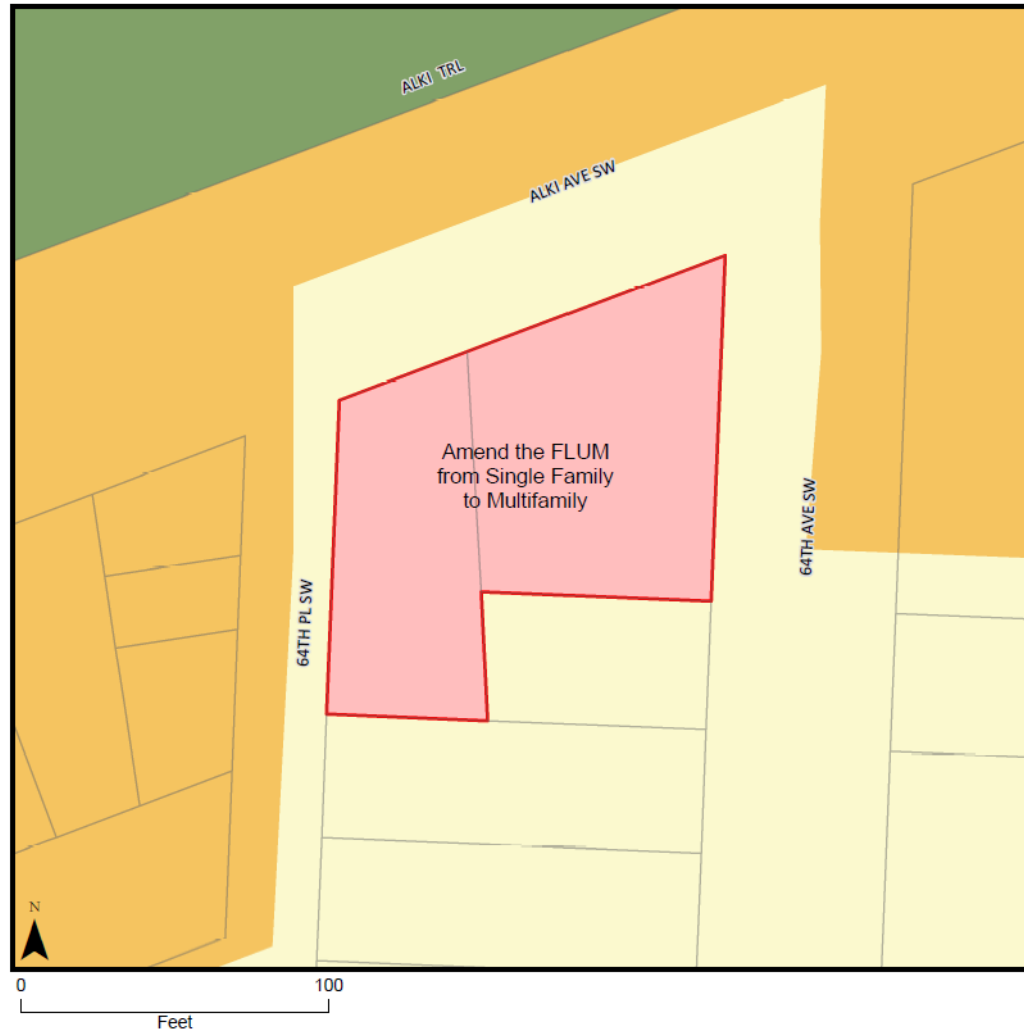
11316-11318 5th Ave NE



AMENDMENT 6: 2938-2944 ALKI AVE SW

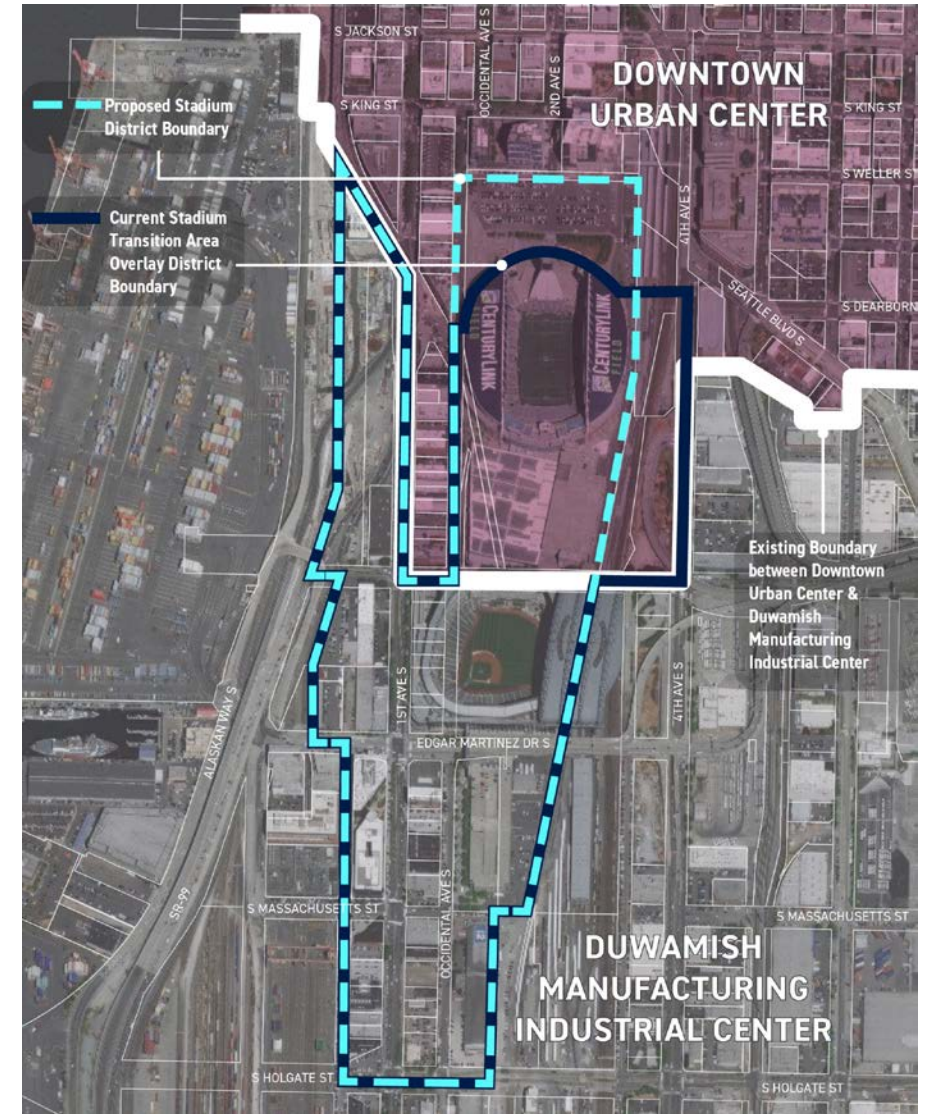
Proposed Future Land Use Map Amendment:

2938-2944 Alki Avenue SW



AMENDMENT 7: STADIUM DISTRICT

- Goal 1:** Establish a Stadium District
- Goal 2:** Allow residential and lodging throughout the District
- Goal 3:** Recognize the Stadium District as a unique 24/7 neighborhood
- Goal 4:** Support the continued success of industrial operations in the Duwamish Manufacturing/Industrial Center



AMENDMENT 12: PROVIDENCE MOUNT ST. VINCENT

Proposed Future Land Use Map Amendment: Providence Mount St. Vincent, 4831 35th Ave SW



AMENDMENT 5: TNCs AND DELIVERY TRUCKS

Amend the Transportation Element*

Integrating Land Use and Transportation

TG1: Ensure that transportation decisions, strategies, and investments support density and the City's overall growth strategy and are coordinated with this Plan's land use goals.

T1.3: Design public and private transportation infrastructure in urban centers and villages to support compact, accessible, and walkable neighborhoods for all ages and abilities.

* * *

Make the Best Use of the Streets We Have to Move People and Goods

TG2: Allocate space on Seattle's streets to safely and efficiently connect and move people and goods to their destinations while creating inviting spaces within the rights-of-way specifically including the new mainstream mode shares of Transportation Network Companies (TNC's) and Ecommerce delivery trucks.

*Base goal and policy language on this slide reflects the current Comprehensive Plan, rather than the version included in the amendment proposal.

AMENDMENT 14: TREES

Amend the Transportation Element*

T4.2 Enhance the public street tree canopy and landscaping in the street right-of-way. Similarly, require citywide environmental accountability of the owners and developers of private property to enhance the yards with tree canopy and landscaping facing the street.

Amend the Environment Element

EN 1.2 Strive to increase citywide tree canopy coverage to 30 percent by 2037 and to 40 percent over time following 2018 recommendations in policy and codes made by Seattle's Urban Forestry Commission.

Amend the Parks and Open Space Element

P 3.4 Enhance wildlife habitats by restoring urban forests and expanding the tree canopy on City-owned and privately-owned land.

*Base goal and policy language on this slide reflects the current Comprehensive Plan, rather than the version included in the amendment proposal.

AMENDMENT 14: TREES

Amend the Glossary*

Urban forest The trees and lower-growing plants (of at least 8-feet in mature growth height) that are found on public and private property within the city. This includes developed parks and natural areas, as well as the trees along streets and in yards of privately-owned properties.

*Base goal and policy language on this slide reflects the current Comprehensive Plan, rather than the version included in the amendment proposal.

RECOMMENDATIONS

Docket the following:

Amendment 2: Northgate urban center boundary change

Amendment 7: Stadium district (in the context of industrial lands work)

Amendment 12: Providence Mount Saint Vincent change to West Seattle Junction boundary

Study previously docketed proposals and continue ongoing work

Do not docket the remaining amendment proposals

Questions?

Eric McConaghy

Seattle City Council Central Staff

eric.mcconaghy@seattle.gov

Lish Whitson

Seattle City Council Central Staff

lish.whitson@seattle.gov