

Comprehensive Plan Docket for 2020 Resolution  
Substitute resolution with amendments requesting work plan for industrial land policy update process  
v3

**For consideration by Council on Monday, August 12, 2019**  
**Substitute for Comprehensive Plan Docket for 2020 Resolution – RESO 31896**

Sponsor: O'Brien

Proposal: Request for work plan for review of industrial land policy update and sequencing an update to industrial land policies before consideration of site-specific changes.

Substitute version D3 of Resolution 31896 with version D4b. Version D4b with the changes from version D3 is attached.

**CITY OF SEATTLE**

**RESOLUTION \_\_\_\_\_**

..title

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2020 and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about the proposed amendments.

..body

WHEREAS, under the Washington State Growth Management Act, chapter 36.70A RCW, The

City of Seattle (“City”) is required to have a comprehensive land use plan

(“Comprehensive Plan”) and to review that plan on a regular schedule; and

WHEREAS, except in limited circumstances, the Growth Management Act allows the City to

amend the Comprehensive Plan only once a year; and

WHEREAS, the City adopted a Comprehensive Plan through Ordinance 117221 in 1994 and

most recently adopted amendments to its Comprehensive Plan in March 2019 through

Ordinance 125790; and

WHEREAS, Resolution 31870 prescribes the procedures and criteria by which proposals for

amendments to the Comprehensive Plan are solicited from the public and selected for

analysis and possible adoption, a process known as setting the Comprehensive Plan

docket; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THAT:**

**Section 1. Comprehensive Plan docket of amendments to be considered in 2020.** The following amendments proposed by individuals or organizations should be reviewed by the Mayor and City Council (“Council”) as possible amendments to the Comprehensive Plan. The full texts of the proposals are contained in Clerk File 321272:

1           A.     Application to extend the boundary of the Northgate Urban Center to encompass  
2 the properties addressed as 11316 and 11318 5th Avenue NE to facilitate a change from Single-  
3 Family to Multifamily.

4           B.     Application to amend the boundaries of the West Seattle Junction Hub Urban  
5 Village to include the Providence Mount St. Vincent property addressed as 4831 35th Avenue  
6 SW.

7           **Section 2. ~~Manufacturing/Industrial amendments.~~** ~~Consistent with Resolution 31762~~  
8 ~~and in recognition of the necessity to update Seattle’s industrial land policies, the Council~~  
9 ~~requests that the Executive provide recommendations of potential amendments to~~  
10 ~~Comprehensive Plan policies related to industrial lands including policies to strengthen the long-~~  
11 ~~term viability of Manufacturing/Industrial Centers for Council consideration in 2020.~~

12           **~~Section 3. Impact fee amendments.~~** Consistent with Resolution 31762, the Council  
13 requests that the Executive provide recommendations of potential amendments to  
14 Comprehensive Plan policies necessary to support implementation of an impact fee program for:  
15 public streets, roads, and other transportation improvements; publicly owned parks, open space,  
16 and recreation facilities; and school facilities. This may include amendments to update or replace  
17 level-of-service standards or to add impact fee project lists in the Capital Facilities Element and  
18 amendments to other elements or maps in the Comprehensive Plan, as appropriate.

19           **Section 34. Amendments related to Mandatory Housing Affordability legislation.**  
20 Consistent with Resolution 31870, the Council requests that the Office of Planning and  
21 Community Development (OPCD) complete the following as part of the 2019-2020 docket:

1           A.       Recommend an alternative name for single-family zones, such as Neighborhood  
2 Residential, and propose Comprehensive Plan amendments to implement this change, as  
3 appropriate.

4           B.       Assess how the South Park neighborhood meets the criteria for urban village  
5 designation and provide a report to Council.

6           C.       Specific to N 130th Street and Interstate 5, with other City departments, support  
7 community-based planning work to develop a proposal to establish an urban village with transit-  
8 supportive development capacity and urban village–level amenities, such as transit-oriented  
9 development, childcare, and housing.

10           **Section 45. Amendments to Delridge Neighborhood Plan.** Consistent with Resolution  
11 31880, the Council requests that OPCD review the draft Comprehensive Plan amendments  
12 included as Attachment A to this resolution, complete environmental review of the proposed  
13 amendments, and recommend amendments to the Delridge Neighborhood Plan goals and policies  
14 in the Seattle 2035 Comprehensive Plan to implement the North Delridge Action Plan alongside  
15 any other Comprehensive Plan amendments docketed for consideration in 2020.

16           **Section 56. Amendments related to fossil fuels and public health~~the Environment~~**  
17 **Element.** The Council requests that OPCD, in consultation with the Seattle Department of  
18 Construction and Inspections, the Office of Sustainability, and the Environmental Justice  
19 Committee, draft, evaluate, undertake environmental review and provide recommendations for  
20 potential amendments to the Environment, Land Use or Utilities Elements that would clarify the  
21 City’s intent to protect the public health and meet its climate goals by limiting fossil fuel  
22 production and storage.

1           **Section 67. Request for review and recommendations.** The Council requests that  
2           OPCD review the amendments described and listed in Sections 1, 2, 3, 4, ~~5~~, and ~~56~~ of this  
3           resolution; conduct public and environmental reviews of the amendments listed in Sections 1, 2,  
4           3, 4, ~~5~~, and ~~56~~; and present its analyses and the Mayor’s recommendations to the Planning  
5           Commission and to the City Council on the schedule set by Resolution 31807 for review and  
6           consideration in 2020.

7           **Section 78. Comprehensive Plan amendments that will not be considered in 2020.**

8           The Council rejects the following proposed amendments for docketing for the 2019-2020  
9           timeframe, the full texts of which proposals are contained in Clerk File 321272:

10           A.     Application to amend FLUM for the property addressed as 4501–4509 SW  
11           Admiral Way.

12           B.     Application to amend the Transportation Element to minimize damage to streets  
13           from heavy vehicles.

14           C.     Application to add an Open and Participatory Budget element or appendix.

15           D.     Application to amend the Transportation Element to recognize impacts from  
16           Transportation Network Companies and delivery trucks.

17           E.     Application to amend the FLUM to change from Single-Family to Multifamily for  
18           the property addressed as 2938–2944 Alki Avenue SW.

19           F.     Application to amend the Land Use Element to clarify policies related to yards  
20           and trees.

21           G.     Application to amend the Transportation Element to discourage pedestrian grade  
22           separations such as skybridges, aerial trams, or tunnels.

1 H. Application to amend the Land Use Element to require zone and rezone criteria  
2 and public notice, outreach, and inclusiveness.

3 I. Application to amend the Comprehensive Plan to require monitoring of  
4 development and a special review procedure related to development.

5 J. Application to amend the Land Use Element to discourage demolition of  
6 residences and displacement of residents.

7 K. Application to amend various sections of the Comprehensive Plan to support the  
8 protection of trees.

9 L. Application to amend the Comprehensive Plan to create a Stadium District as a  
10 new designation on the FLUM.

11 **Section 8. Updating Industrial Land Policies.** In recognition of the necessity to update  
12 Seattle’s industrial land policies, the Council requests that the Executive transmit to the  
13 Planning, Land Use and Zoning Committee (PLUZ) a detailed work plan for the industrial land  
14 review including, at least, a calendar of key meetings, milestones, and deliverables and list of the  
15 stakeholders engaged in the process by December 31, 2019. The Council requests that the  
16 stakeholders include, among others, persons representing the interests of local residents, local  
17 business owners, organized labor, the fishing, maritime, manufacturing, railroad and industrial  
18 sectors, the Port of Seattle, the Seaport Alliance, stadium interests, the Washington State  
19 Department of Transportation, King County, Sound Transit, and the City Council. Council  
20 further requests that the Executive’s work plan build on Seattle’s previous industrial land, local  
21 production and stadium district studies in this new effort. Council deems docketing any  
22 Comprehensive Plan amendments related to specific areas or parcels of industrial land premature  
23 before the more comprehensive review is complete, OPCD and the Mayor propose

1 recommendations to PLUZ or its successor, and Council considers and acts on proposed updated  
2 and comprehensive industrial land policies along with any necessary changes to the Future Land  
3 Use Map (FLUM). Specific requests related to a new Stadium District, the Washington State  
4 Department of Transportation property known as the Washington-Oregon Shippers Cooperative  
5 Association (WOSCA) site, and other specific areas or parcels of industrial land should not be  
6 considered until after this process is completed.

