

September 18, 2020

MEMORANDUM

To: Land Use and Neighborhoods Committee
From: Lish Whitson and Eric McConaghy Analysts
Subject: Resolution 31970: 2020-2021 Comprehensive Plan Docket

On Wednesday, September 23, the Land Use and Neighborhoods Committee will discuss and may vote on [Resolution 31970](#), which would set the docket of Comprehensive Plan amendments to be considered in 2021. The Resolution lays out three categories of amendments that the Council may consider in 2021 or later:

1. Priority items for review and analysis by the Office of Planning and Community Development (OPCD) with a report requested in March 2021;
2. Additional items for review and analysis by the Office of Planning and Community Development that may take additional time to analyze; and
3. Issues for review and analysis that the Council intends to analyze independently.

The Resolution includes a revised timeline for consideration of Comprehensive Plan amendments in 2021 to reflect delays in 2020. Finally, the Resolution includes a list of proposed amendments that the Council does not intend to further consider.

This memorandum describes each of the three categories of amendments included in Resolution 31970.

Items for review and analysis by OPCD with a report in 2021

There are six Comprehensive Plan amendments included in Resolution 31970 that the Council requests that OPCD review, analyze and make recommendations regarding in 2021. These proposed amendments include:

- A. Expanding the boundary of the University Community Urban Center to include the west side of 15th Avenue Northeast between NE 56th Street and NE Ravenna Boulevard;
- B. Review of policies and maps in the Comprehensive Plan to determine whether any changes are warranted due to the failure of the West Seattle Bridge;
- C. Review of goals and policies in the Comprehensive Plan regarding trees;
- D. Amendments to change the name of single-family areas in the Comprehensive Plan and Single-family zones in the Land Use Code to a name such as “neighborhood residential;”
- E. Preliminary changes to the Future Land Use Map and goals and policies related to the station area around the future 130th and I-5 light rail station; and

- F. Preliminary changes to industrial and maritime area policies coming out of work to develop a new Industrial and Maritime Strategy.

For each of these amendments, OPCD is requested to review, analyze, develop recommendations, complete environmental review, conduct public outreach, and send a recommendation to the Council by March 31, 2021. The Seattle Planning Commission is requested to review these recommendations and send their recommendation to the Council by May 31, 2021. This will allow the Council to review legislation to amend the Comprehensive Plan in June or July 2021.

Additional items for review and analysis by OPCD

The Executive has identified four proposed Comprehensive Plan amendments that have been docketed in the past that may take additional time to review. Section 2 of the Resolution captures a set of amendments that may not be ready for Council consideration by March 31, 2021, but that the Council still intends to consider when review, analysis, environmental review and public engagement is complete. There are four topics covered in this section:

- A. Review of whether the South Park urban village meets the criteria for an urban village;
- B. Completion of the work around the N 130th Street and Interstate 5 light rail station, including consideration of whether a new urban village should be designated in the area;
- C. Amendments related to reducing the impacts of fossil fuel production and storage on public health and climate goals; and
- D. Completion of the City's Industrial and Maritime Strategy.

Under the proposed Resolution, the Council could consider these items if necessary review were completed by March 31, 2021. If what review is not completed by March 31, the Council requests an update on the status of these amendments or timeline for their completion.

Additional items that the Council anticipates considering in 2021

The Council is currently leading the review of one set of amendments. Rather than requesting OPCD to undertake this work, the Council will review and analyze the following topics with a goal to have a proposal available for consideration in 2021:

- A. Amendments to implement impact fees.

The Seattle Planning Commission will be requested to review and make recommendations regarding any potential amendments that could result from this work.

Items not to be considered in 2021

Resolution 31970 states that the Council does not intend to consider the following amendments to the Comprehensive Plan, which were submitted by members of the public and are contained in [Clerk File 321701](#). These amendments do not meet the docketing criteria that the Council adopted in [Resolution 31807](#). In particular a number of amendments are not being docketed because they have been recently submitted to the Council for consideration and the petitioners have neither adjusted the amendment to better meet the docketing criteria nor have they identified significant changes to circumstances that would merit reconsideration of the amendments.

- A. Application to cease use of potential landslide area covenants.
- B. Application to amend the Transportation Element to discourage pedestrian grade separations such as skybridges, aerial trams, or tunnels.
- C. Application to amend the Land Use Element to clarify policies related to yards and trees.
- D. Application to add an Open and Participatory Budget element or appendix.
- E. Application to amend the Land Use Element to discourage demolition of residences and displacement of residents.
- F. Application to amend the Transportation Element to minimize damage to streets from heavy vehicles.
- G. Application to amend the Comprehensive Plan to require monitoring of development and a special review procedure related to development.
- H. Application to amend the Land Use Element to require zone and rezone criteria and public notice, outreach, and inclusiveness.
- I. Application to amend various sections of the Comprehensive Plan to support the protection of trees.

Next Steps

If the Land Use and Neighborhoods Committee acts on Resolution 31970 at its September 21 meeting, the Council could take up the legislation as early as September 29. OPCD is requested to send its recommendations on amendments to the Comprehensive Plan to the Council and the Seattle Planning Commission by the end of March 2021 and the Seattle Planning Commission is requested to send its recommendations by the end of May 2021.

cc: Dan Eder, Interim Director
Aly Pennucci, Supervising Analyst