



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Wednesday, July 13, 2022

2:00 PM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Dan Strauss, Chair
Tammy J. Morales, Vice-Chair
Teresa Mosqueda, Member
Sara Nelson, Member
Alex Pedersen, Member

Chair Info: 206-684-8806; Dan.Strauss@seattle.gov

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SEATTLE CITY COUNCIL

Land Use Committee

Agenda

July 13, 2022 - 2:00 PM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at Dan.Strauss@seattle.gov

Please Note: Times listed are estimated

A. Call To Order**B. Approval of the Agenda****C. Public Comment****D. Items of Business**

1. [Appt 02244](#) **Appointment of Kelabe Tewelde as member, Seattle Planning Commission, for a term to April 15, 2025.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (10 minutes)

Presenter: Vanessa Murdock, Seattle Planning Commission

2. [Appt 02274](#) **Reappointment of Cesar A. Garcia Garcia as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (10 minutes)

Presenter: Patrice Thomas, Office of Planning & Community Development

3. **Comprehensive Plan Environmental Impact Statement Scoping**

Supporting Documents: [Presentation](#)

Briefing (25 minutes)

Presenters: Interim Director Rico Quirindongo and Michael Hubner, Office of Planning and Community Development; Lish Whitson, Council Central Staff

4. [Res 32059](#) **A RESOLUTION** stating The City of Seattle’s intent to address climate change and improve resiliency as part of the One Seattle update to the Comprehensive Plan.

Supporting

Documents:

[Summary and Fiscal Note](#)

[Central Staff Memo](#)

[Presentation](#)

Briefing, Discussion, and Possible Vote (25 minutes)

Presenters: State Representative Davina Duerr; Lish Whitson and Yolanda Ho, Council Central Staff

5. [CB 120313](#) **AN ORDINANCE** relating to land use and zoning; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Ex A - Possible Site of Interest](#)

[Director's Report](#)

[Central Staff Memo](#)

[Amendment 1](#)

[Amendment 2](#)

[Presentation \(6/8/22\)](#)

Discussion and Possible Vote (25 minutes)

Presenters: Gordon Clowers, Seattle Department of Construction and Inspections; Lish Whitson, Council Central Staff

6. 2022 Quarterly Tree Report

Briefing (25 minutes)

Presenters: Chanda Emery, Seattle Department of Construction & Inspections; Patti Bakker, Office of Sustainability and Environment

E. Adjournment



Legislation Text


File #: Appt 02244, **Version:** 1

Appointment of Kelabe Tewolde as member, Seattle Planning Commission, for a term to April 15, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Kelabe Tewolde		
Board/Commission Name: Seattle Planning Commission		Position Title: Member
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/16/2022 to 4/15/2025 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Wedgewood	Zip Code: 98115	Contact Phone No.: [REDACTED]
Background: Mr. Tewolde is the Leadership Development Coordinator at Rainier Scholars. Prior to working at Rainier Scholars, Kelabe worked in Senator Patty Murray’s office in Washington DC, undertaking casework for constituents that were having difficulties with various government agencies including the FAA, Veterans Affairs, and the Office of Workers' Compensation Programs and working with the outreach team. Kelabe previously served on the Planning Commission as a Get Engaged member. Kelabe perspectives and experiences working with youth will be an important addition to the Planning Commission membership.		
Authorizing Signature (original signature):  Date Signed (appointed): 5/31/2022	Appointing Signatory: Bruce A. Harrell Mayor of Seattle	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Kelabe Tewolde

Education

Colgate University, Bachelor of Arts, Hamilton, NY May, 2018
Major/Minor: Political Science/ Educational Studies
Dean's Award for Academic Excellence Fall 2013
The School for Ethics and Global Leadership, Washington, DC May 2012

Work Experience

Rainier Scholars, *Leadership Development Coordinator*, Seattle, WA June 2021- Present

- Develop curriculum and instruct leadership workshops for our 6th-12th grade scholars
- Organize and plan grade level retreats
- Evaluate the needs of students and implement new ideas based on those needs
- Facilitate monthly seminars with our 6th and 7th grade scholars
- Recruit potential community partners to engage with our scholars at workshops
- Promote leadership and career opportunities with our middle and high school scholars

Rainier Scholars, *Academic Counselor*, Seattle, WA August 2018- Jun 2021

- Maintained consistent in person monthly check-ins with the 58 students on my caseload ranging from 6th-12th grade
- Generated the bridge between students, teachers, and families as a liaison and advocate for my scholars
- Evaluated the needs of students and implemented new ideas based on those needs
- Helped facilitate monthly seminars with our 6th and 7th grade scholars
- Hosted community gatherings for our scholars in their various schools to build stronger ties to each other

Office of Senator Patty Murray, *Casework & Outreach Intern*, Seattle, WA March 2016- January 2017

- Developed knowledge of casework that pertain several federal agencies
- Opened, drafted and closed cases in Intranet Quorum (IQ)
- Wrote and edited responses from constituent letters and requests addressing diverse needs and streamlining communication
- Organized and reported back on meetings with staff and local community groups while staffing events for Senator Murray

Office of Senator Patty Murray, *Legislative Intern*, Washington, DC May 2014- July 2014

- Attended hearings and briefings related to Education and Veterans Affairs and reported back to the Legislative Assistants
- Organized the budget information from the past few years on Education spending
- Wrote and edited responses from constituent letters and requests
- Fielded calls from constituents and other Senate offices

Service Experience

The Seattle Planning Commission, *Get Engaged member*, Seattle, WA October 2020- October 2021

- Advised the Mayor, City Council and City departments on broad planning goals
- Reviewed and edited Seattle's Comprehensive Plan
- Wrote a letter of support for the Permanent Supportive Housing legislation developed by Councilmember Lewis
- Collaborated with commission members to prioritize equity in potential policies and city plans

Colgate University, *Presidential Search Committee*, Hamilton, NY February 2015-September 2015

- Organized an event for students to suggest what qualities they wanted in the 17th president of Colgate University
- Identified and discussed values the Colgate community would want in the 17th president
- Interviewed potential candidates and evaluated their potential as a college president

Activities

SGA, *Chief of Staff and Senior Executive Advisor*, Hamilton, NY April 2017-January 2018

- Maintained and strengthened relationships with student groups on campus
- Advised the President and Vice President of the SGA on potential initiatives

Language: Conversational in Tigrinya

Seattle Planning Commission

MAY 2022

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	McCaella Daffern	4/16/19	4/15/22	1	City Council
3	F	3	2.	Member	Dhyana Quintanar Solares	4/16/19	4/15/22	1	Mayor
6	F	2	3.	Member	Lauren Squires	4/16/19	4/15/22	1	City Council
2	M	5	4.	Member	Kelabe Tewolde	4/16/22	4/15/25	1	Mayor
7	F	5	5.	Member	Jamie Stroble	4/16/19	4/15/22	1	City Council
6	M	5	6.	Member	Mark Braseth	4/16/20	4/15/23	1	Mayor
9	M	6	7.	Member	Roque de Herrera	4/16/20	4/15/23	1	City Council
1	F	5	8.	Member	Radhika Nair	4/16/20	4/15/23	1	Mayor
6	M	1	9.	Member	Matt Hutchins	4/16/20	4/15/23	1	City Council
6	F	2	10.	Member	Alanna Peterson	4/16/20	4/15/23	1	Mayor
3	M	3	11.	Member	Julio Sanchez	4/16/21	4/15/24	2	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/21	4/15/24	1	Mayor
6	M	4	13.	Member	David Goldberg	4/16/21	4/15/24	2	City Council
2	F	5	14.	Member	Patience Manzezulu Malaba	4/16/21	4/15/24	1	Mayor
6	M	4	15.	Member	Rick Mohler	4/16/21	4/15/24	2	Commission
6	F	4	16.	Get Engaged	Austin Moreman	9/1/21	8/31/22	1	Mayor

SELF-IDENTIFIED DIVERSITY

CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	6			1	2	1			3			1
Council	4	3					2			4	1		
Other	1									1			
Total	7	9			1	2	3			8	1		1

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
- **G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02274, **Version:** 1

Reappointment of Cesar A. Garcia Garcia as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Cesar A. Garcia Garcia</i>		
Board/Commission Name: <i>Equitable Development Initiative Advisory Board</i>		Position Title: <i>Board Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>3/1/2022</i> to <i>2/28/2025</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Lake City</i>	Zip Code: <i>98165</i>	Contact Phone No:
<p>I truly believe that by having this opportunity I will do my best to contribute my experience as someone who has lived in the North end for almost 10 years, but also one who has lived, worked (as an interpreter and Community Liaison) and more importantly understands other areas of the City. Additionally, I'd like to bring the living experience of a first generation immigrant who didn't know how to access government and at some point made the decision to move his family of 5 (including 3 small children) out of Seattle due to the increasing pressures in the city. My intent is to be objective and not lose sight of the Equity Objectives and Drives outlined in Part 3 of the ED Implementation Plan (OPCD, 2016). Last but not least, I pledge to listen, collaborate with other board members, read and make the majority of the meetings, if not all, as I have done with other groups in the past.</p>		
Authorizing Signature (original signature):  Date: <i>6/3/2022</i>		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

EXPERIENCE

Co-Founder of Lake City Collective, Seattle, WA (since January 2018).

- Co-directing a community-based organization formed to empower minorities in the north end of Seattle-King County.

Community Liaison for the City of Seattle, Seattle, WA (since July, 2016)

- Independent contractor doing outreach work to underrepresented communities in Seattle's neighborhoods.

WA State Certified Spanish interpreter, Seattle, WA (since November 2003)

- Independent contractor providing a professional bridge of communication in a variety of fields such as: health, social services, courts, education and conferences.

Community Ambassador for the South Park Action Agenda, Seattle, WA (September 2008 – October 2009)

- As part of this program our focus was to help neighbors connect with each other and to inform them of the developments occurring within the neighborhood.

Resident Advisor for Multifaith Works, Seattle, WA (March, 2007 – October 2009)

- Duties included overseeing residents enrolled in the organization's Transitional Housing Program, and assisting with conflict resolution and referral.

Relevant Training

- Puget Sound Sage – Community Real State Stewardship Team (CREST) Cohort. Participant representing the Lake City Collective organization (since July 2019)
- Nonprofit Assistance Center – NAC 2019 Organizational Capacity Building Cohort. Participant representing the Lake City Collective organization (March – December 2019)
- Conflict Resolution and Leadership Skills with organizations such as the Pomegranate Center and the Non-Profit Assistance Center. Seattle, WA (2009)

- Documents available upon request.

Equitable Development Initiative Advisory Board

13 Members: Pursuant to *Ordinance 119887*, *all* members subject to City Council confirmation.

- a) Initial members in positions 3, 6, 9, 12, and 13 shall be members of the Equitable Development Initiative’s Interim Advisory Board as of the effective date of this ordinance
 - b) The initial terms for positions 1, 3, 4, 6, 8, 10, and 13 shall be one year
 - c) The initial terms for positions 2, 5, 7, 9, 11, and 12 shall be two years
 - d) All subsequent terms shall be for three years. With the exception of initial positions 3, 6, 9, 12, and 13 no member shall serve more than two consecutive three-year terms
- **3** City Council-appointed
 - **3** Mayor-appointed
 - **7** Other Appointing Authority-appointed (specify): Initial appointments by Interim Advisory Board, subsequent appointments by Advisory Board

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Cesar A. Garcia Garcia	3/1/2022	2/28/2025	2	Mayor
			2.	Member	Evelyn Allen	3/1/2021	2/28/2023	1	Mayor
			3.	Member	Vacant	3/1/2022	2/28/2025		Mayor
			4.	Member	Lindsay Goes Behind	3/1/2022	2/28/2025	1	City Council
			5.	Member	Abdirahman Yusuf	3/1/2021	2/28/2023	1	City Council
			6.	Member	Kaleb Germinaro	3/1/2022	2/28/2024	1	City Council
			7.	Member	Mark R. Jones	3/1/2021	2/28/2023	1	Board
			8.	Member	Jamie Madden	3/1/2022	2/28/2024	1	Board
			9.	Member	Willard Brown	3/1/2021	2/28/2023	1	Board
			10.	Member	Diana Paredes	3/1/2022	2/28/2025	1	Board
			11.	Member	Quanlin Hu	3/1/2021	2/28/2023	1	Board
			12.	Member	Maria – Jose “Cote” Soerens	3/1/2021	2/28/2023	1	Board
			13.	Member	Sophia Benalfew	3/1/2022	2/28/2025	1	Board

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor													
Council													
Other													
Total													

Key:

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- RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Inf 2085, **Version:** 1

Comprehensive Plan Environmental Impact Statement Scoping



One Seattle Comprehensive Plan

Environmental Impact Statement (EIS) Scoping

**Michael Hubner, Long Range Planning Manager
Office of Planning and Community Development**

**Council Land Use Committee
July 13, 2022**



City of Seattle

A Major Plan Update

- The Comprehensive Plan is updated periodically per Growth Management Act
- Our current plan, *Seattle 2035*, was completed in 2016
- A new plan is due in 2024
- Will plan for growth for next 20 years





What is an EIS?

- An Environmental Impact Statement (EIS) provides environmental information to be considered in the decision-making process.
- An EIS describes:
 - existing conditions
 - proposed actions and alternatives
 - potential impacts / benefits
 - potential mitigation measures to reduce or eliminate adverse impacts

Phases of the EIS

- **Scoping:** An opportunity for the public to review and comment on the topics and alternatives that are proposed to be analyzed as part of the EIS. Our scoping period includes **an EXTENDED 60-day comment period from June 23 to August 22.**
- **Preparation of a Draft EIS:** Initial analysis of the proposal and alternatives. We anticipate a draft EIS in Spring 2023.
- **Draft EIS Comment Period:** A comment period to solicit feedback on the draft EIS.
- **Preparation of a Final EIS:** Updating of the draft EIS based on comments received and to add analysis of a final preferred alternative. We anticipate a final EIS in Spring 2024.

Topics on Analysis

The City anticipates addressing the following topics:

- Earth and water quality
- Air quality and greenhouse gas emissions
- Plants and animals
- Energy and natural resources
- Noise
- Land use patterns and urban form
- Historic Resources
- Relationship to plans, policies, and regulations
- Population and employment
- Housing and displacement
- Transportation
- Services: Police, Fire, Parks, and Schools
- Utilities

OPCD has also published draft Equity and Climate Metrics that we are proposing to analyze.

One Seattle Plan EIS Alternatives

Alternatives are different approaches to meeting the goals of a project that will be analyzed as part of an EIS.

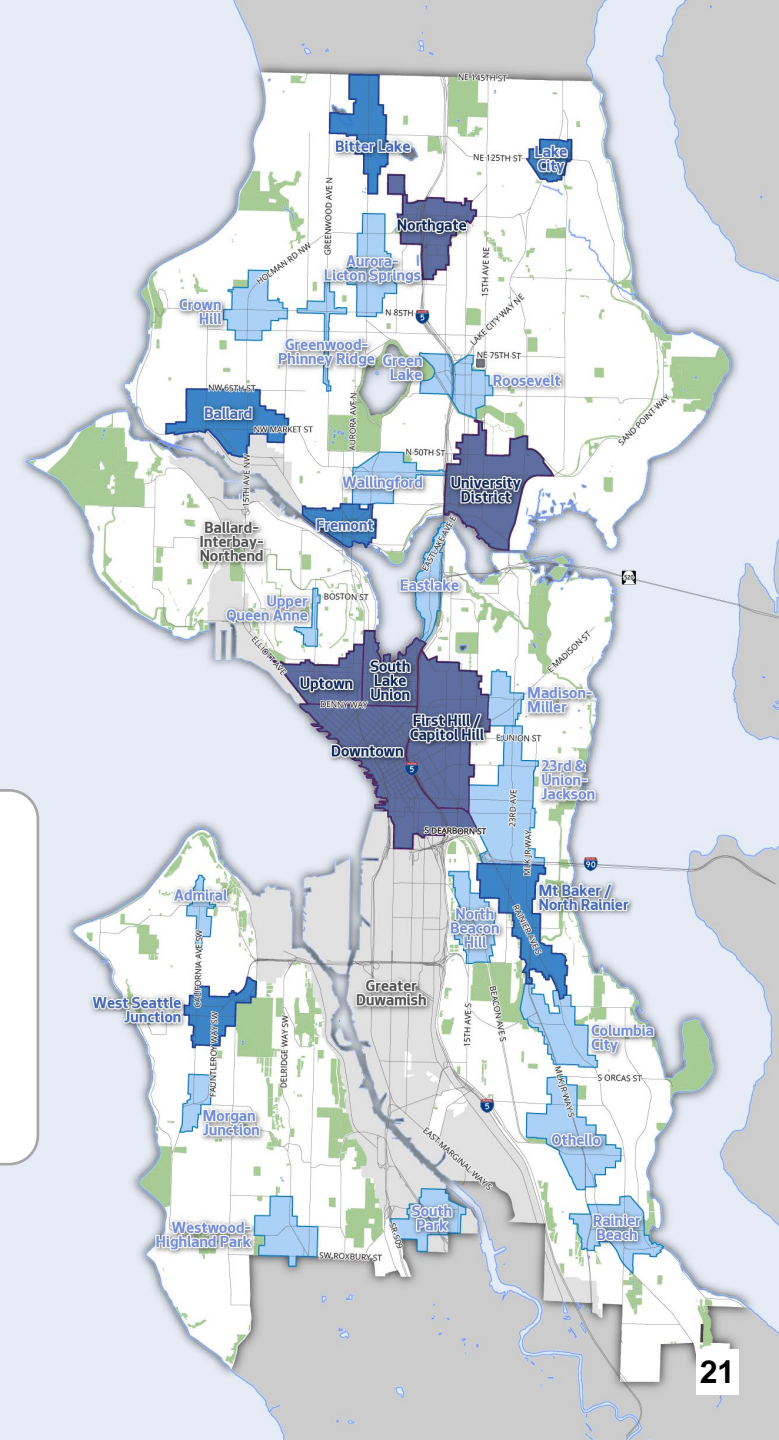
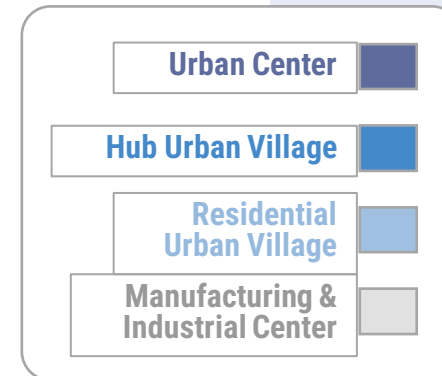
- They should be **distinct from each other** to allow for meaningful comparison.
- Represent a **range of reasonable options** (it is not necessary to consider every possible option!) mix and match...note.
- Alternatives represent “**bookends**,” and final preferred alternative should fall within the range studied
- Responsive to Council proviso requirements to study 1) new housing types in neighborhoods citywide, 2) support for “15-minute neighborhoods” and 3) anti-displacement strategies



EXISTING GROWTH STRATEGY

Urban Centers & Villages

- Seattle's growth strategy since 1994
- Concentrates new housing and jobs in compact, walkable mixed-use neighborhoods linked by transit
- Focuses industrial development in manufacturing and industrial centers
- 83% of new housing in centers and villages
- Growing concerns:
 - Reinforces a pattern of segregation and exclusion
 - Restricts housing supply and diversity
 - Exacerbates displacement pressures



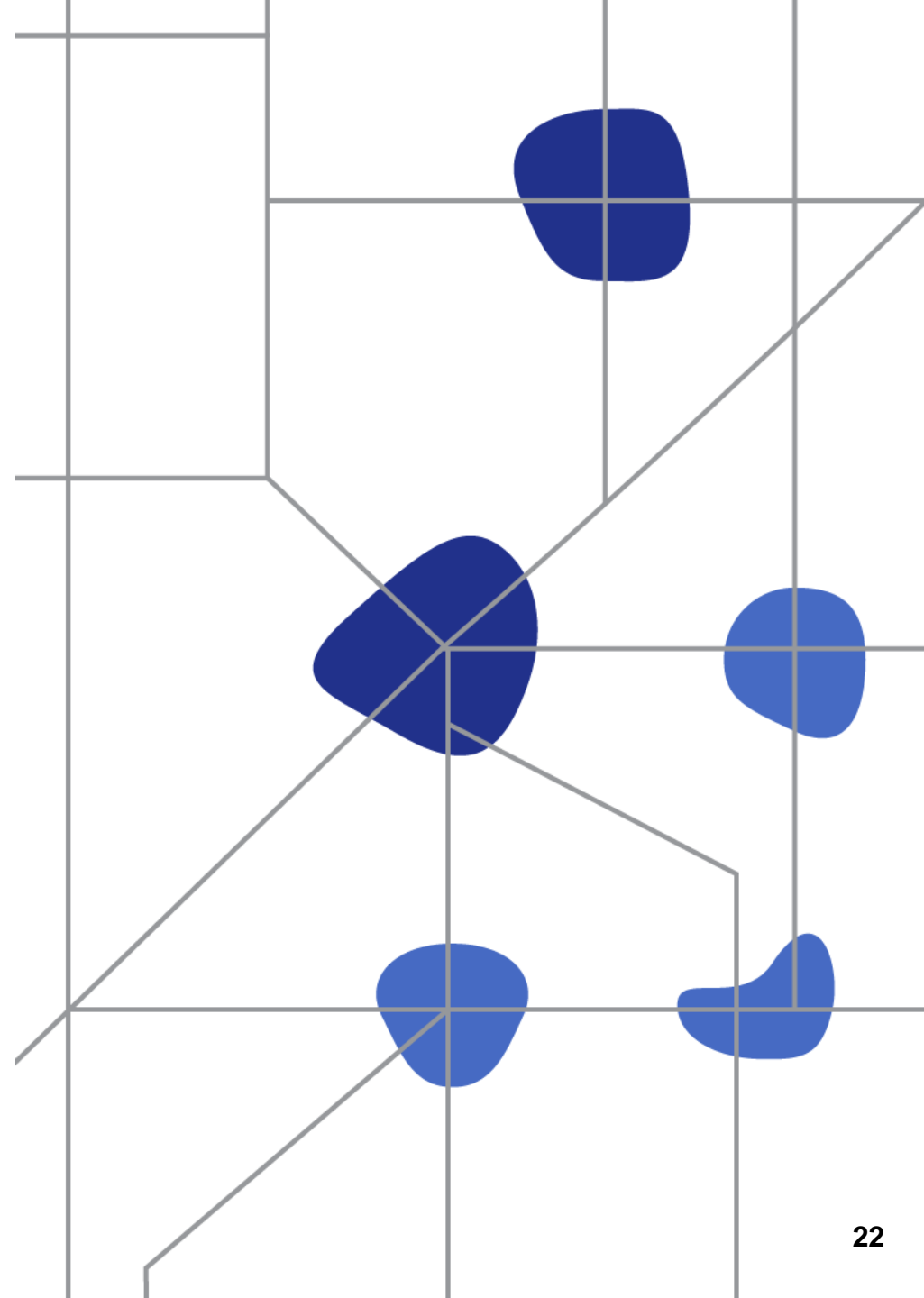
ALTERNATIVE 1

No Action

Maintains status quo of focusing most housing and jobs within the existing **urban centers** and **urban villages** with no change to land use patterns.

This would mean:

- new housing is primarily rental apartments concentrated in existing mixed-use areas
- most land outside urban villages remains limited to high-cost detached houses
- no new strategies to increase housing supply or address exclusivity
- assumes 80,000 new homes and 132,000 new jobs over 20 years, which is minimum requirement for Seattle under regional framework



ALTERNATIVE CONCEPT 2

Focused

Creates additional areas of focused growth, including new and expanded urban villages and/or new **smaller nodes**.

Designed to:

- increase opportunities to grow “complete neighborhoods” where more people can walk to everyday needs
- create greater range of housing options, primarily rental apartments, near amenities and services in more neighborhoods
- slight increase in at-home and commercial businesses due to a larger number of people living in Seattle



urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



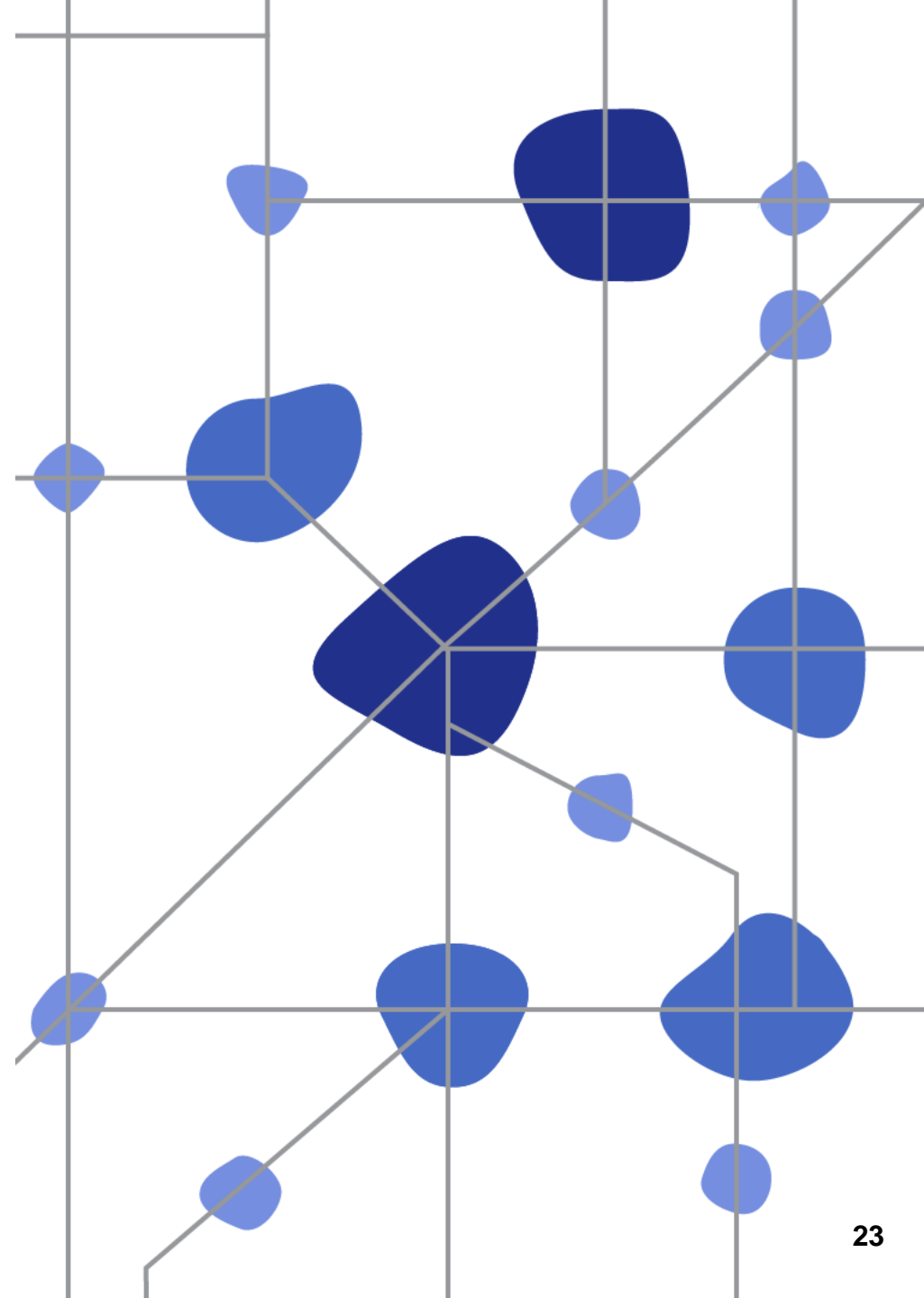
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



smaller nodes

Places with diverse housing and mixed uses to support complete neighborhoods



ALTERNATIVE CONCEPT 3

Broad

Allows a wider range of low-scale housing options, like triplexes and fourplexes, in all **Neighborhood Residential zones**.

Designed to:

- expand housing choices, particularly homeownership, in all neighborhoods
- address exclusionary nature of current zoning
- allow more housing options near existing large parks and other neighborhood amenities
- slight increase in at-home and commercial businesses, spread throughout city



urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



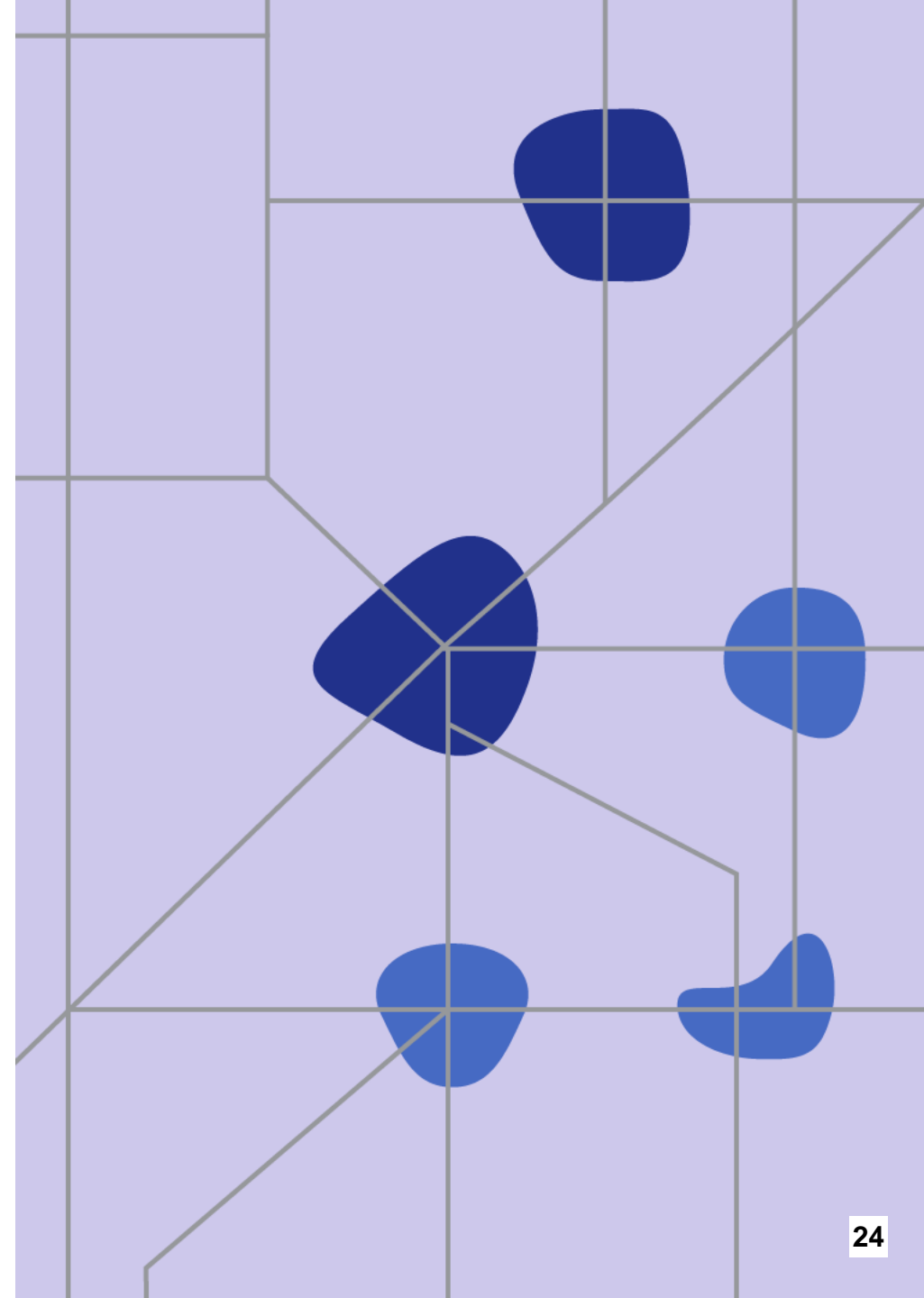
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



NR areas

New flexibility for housing choices throughout Neighborhood Residential areas



ALTERNATIVE CONCEPT 4

Corridors

Allows a wider range of low-scale housing options only in **areas near frequent transit and amenities**. These areas would allow options like triplexes and fourplexes, but might also allow other types of housing such as townhouses or small apartments.

Designed to:

- expand the diversity of housing options near transit and amenities
- slight increase in at-home and commercial businesses, focused along corridors



urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



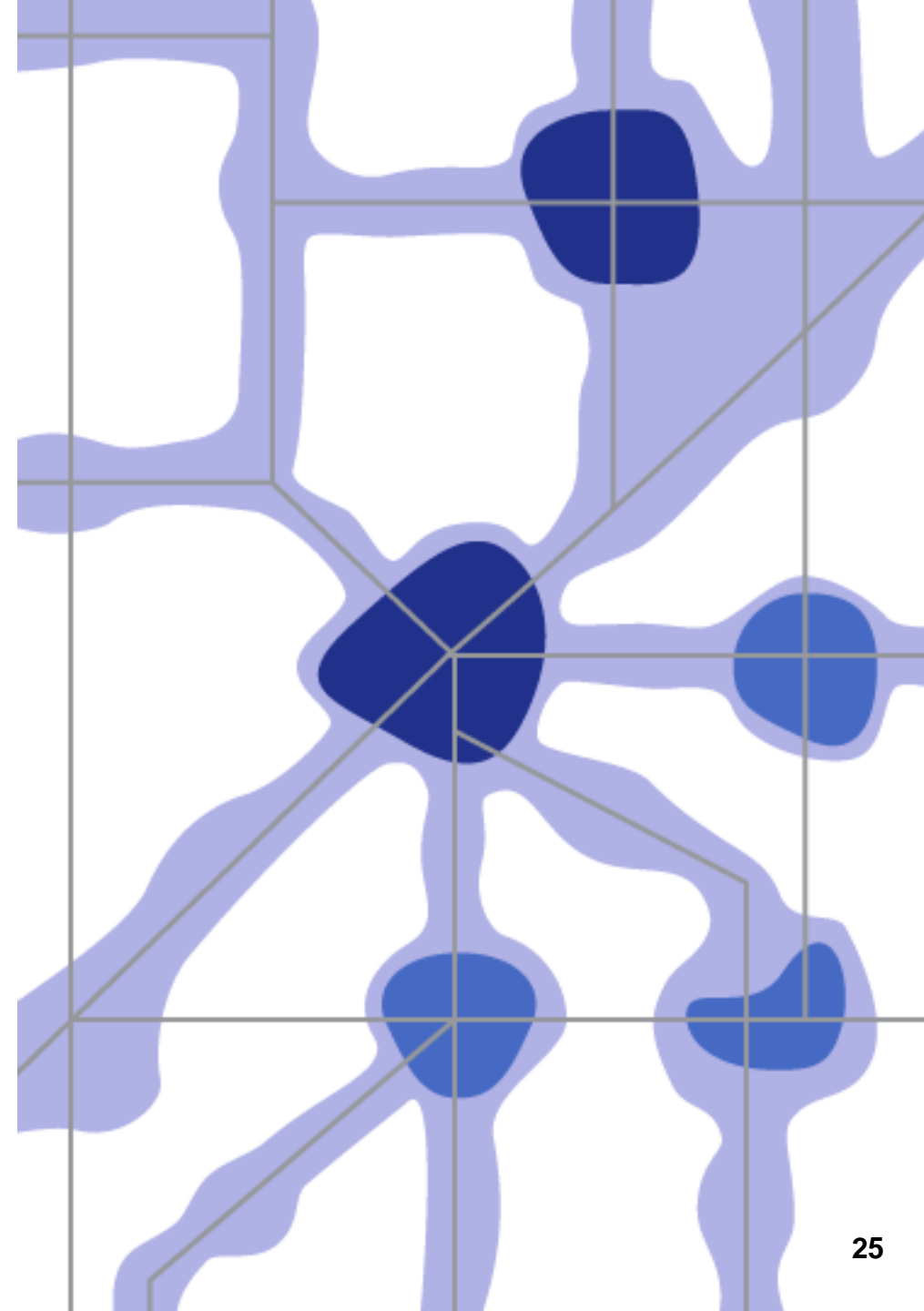
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



corridors

New flexibility for housing choices and other uses near transit and amenities



ALTERNATIVE CONCEPT 5

Combined

Accommodates greater supply and diversity of housing across Seattle. Distribution of housing would combine Alternatives 2, 3, and 4, resulting in more areas identified as appropriate for more housing and mixed-use development.

Designed to:

- promote abundant rental & ownership housing, primarily in areas well served by transit
- address past underproduction of housing and rising housing costs
- support complete neighborhoods across more of the city
- larger increase in at-home and commercial businesses

urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment

urban village

Areas with a wide range of housing types and transit, amenities, and jobs

smaller nodes

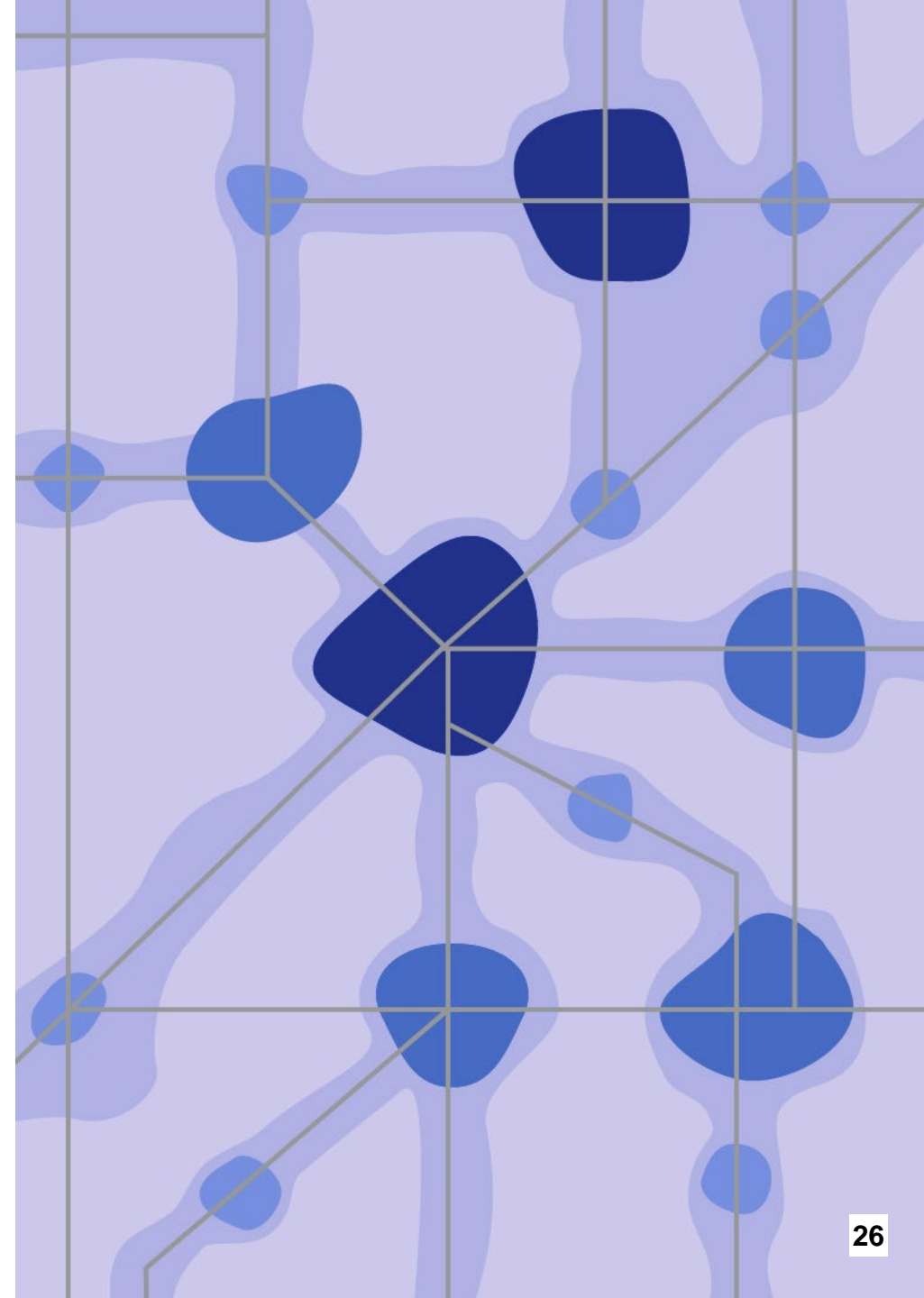
Places with diverse housing and mixed uses to support complete neighborhoods

NR areas

New flexibility for housing choices throughout Neighborhood Residential areas

corridors

New flexibility for housing choices and other uses near transit and amenities



130th & 145th Station Areas

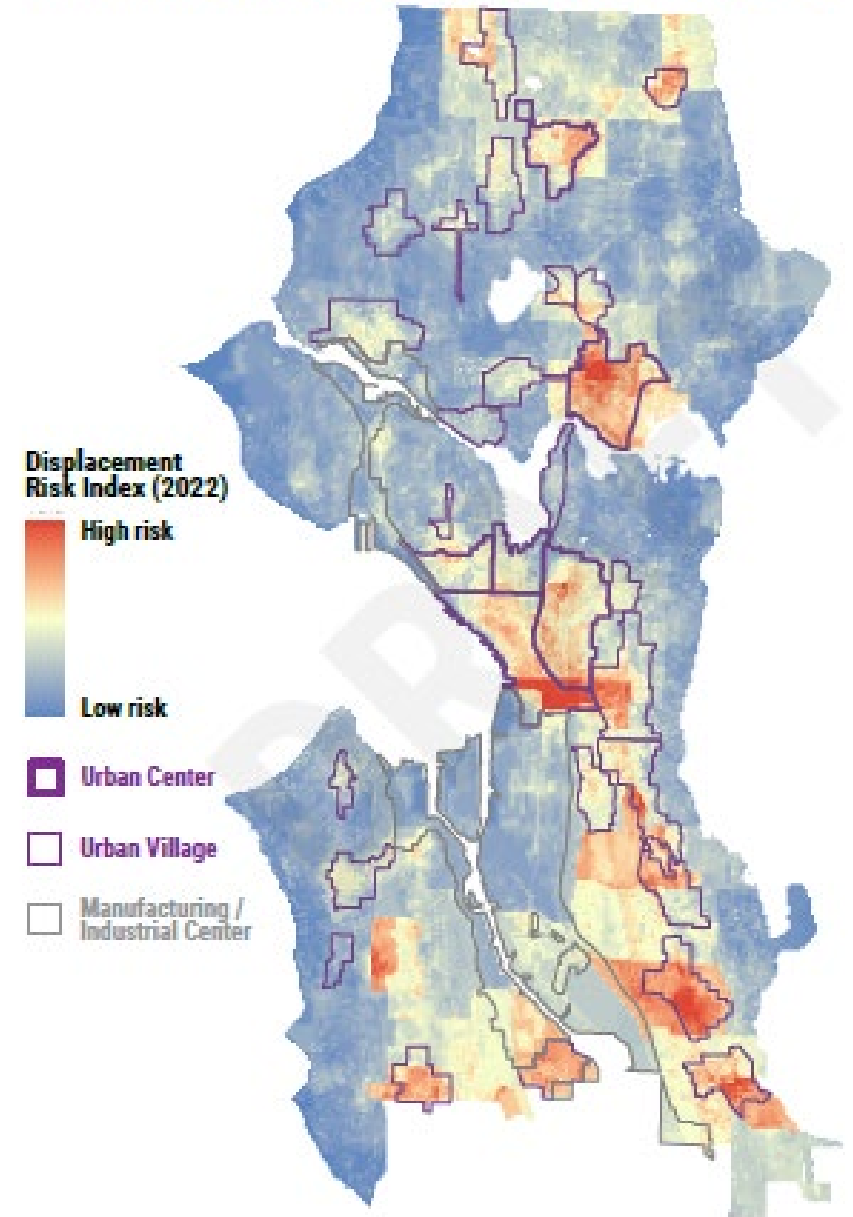


- Alternatives will have additional detail in this area due to past work
- Three alternatives
 - No Action
 - Nodes and corridors
 - Urban Village at 130th; nodes & corridor in other areas

Addressing Displacement

- We can't address displacement without increasing housing supply
- Increasing housing supply is, on its own, insufficient for addressing displacement
- Alternatives to consider higher levels of growth in areas of low displacement risk while still increasing housing choice in high displacement risk areas
- The EIS will evaluate each alternative for its potential impacts on displacement
- The Plan will support measures to address displacement beyond the growth strategy

Preliminary Displacement Risk Index update



Timeline & Next Steps

2022	June 23	• Released initial <u>conceptual</u> growth alternatives and began EIS scoping process
	August 22	• EIS scoping comment period ends
	September	• Refine alternatives for analysis
	October	• Release scoping report with <u>final</u> alternatives
2023	April	• Public release of Draft EIS
2024	April	• Public release of Final EIS including preferred growth alternative

How to Comment

1. Engagement Hub: engage.oneseatleplan.com
2. Email to brennon.staley@seattle.gov with “EIS Comment” in subject
3. By mail to:

Brennon Staley
Office of Planning and Community Development
P.O. Box 94788
Seattle, WA 98124-7088





Legislation Text

File #: Res 32059, **Version:** 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION stating The City of Seattle’s intent to address climate change and improve resiliency as part of the One Seattle update to the Comprehensive Plan.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR

CONCURRING, THAT:

Section 1. As part of the One Seattle update to the Comprehensive Plan, it is the City’s intent to address greenhouse gas emissions reductions, climate resiliency and adaptation, and environmental justice. The update to the Comprehensive Plan is expected to incorporate new and revised goals and policies founded in science that include, but are not limited to, the following:

A. Reducing overall greenhouse gas emissions, and other harmful pollutants that exacerbate climate impacts, including:

1. Reducing per capita vehicle miles traveled within the city limits of Seattle;
2. Increasing the amount and diversity of housing and providing amenities near housing to reduce dependence on cars;
3. Planning for future transportation investments to equitably meet forecasted multimodal transportation demands across the city; and
4. Updating level of service standards for all locally owned arterials, transit routes, and active transportation facilities.

B. Fostering the resilience of natural and human systems to climate impacts and natural hazards, including:

1. Enhancing the resilience of existing natural areas, including wetlands, riparian areas, and vital habitat for safe passage and species migration and safe passage;

2. Increasing resilience against natural hazards created or aggravated by climate change, including sea-level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns;

3. Leveraging investments in natural and “gray” infrastructure to increase climate resiliency and provide co-benefits, such as stormwater management, salmon recovery, and other ecosystem services; and

4. Enhancing tree canopy to reduce airborne pollutants, decrease stormwater runoff, and mitigate urban heat island effects, particularly in residential areas with low canopy coverage.

C. Working toward environmental justice by:

1. Reducing environmental health disparities;

2. Prioritizing work in communities that have experienced disproportionate harm due to air, water, and soil pollution or will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change;

3. Providing opportunities for communities that have been displaced to return to the city in healthy environments and addressing the needs of those at risk of being displaced; and

4. Incorporating strategies to prevent displacement of vulnerable communities that could result from implementation of measures to address climate change and resiliency.

Section 2. The City should consider the following information when revising and adding to the Comprehensive Plan’s goals and policies:

A. Analysis of climate-related trends to identify current and anticipated impacts, including from the Seattle Hazard Identification and Vulnerability Analysis;

B. Identification of vulnerable populations and assets (including social, cultural, and economic assets);

C. Classification of risks, capital facilities and utilities, and community assets to determine where

change is most needed to equitably address climate change, with a specific focus on vulnerable populations;

D. Inventories of air, water, and ground transportation facilities and services, including transit alignments, active transportation facilities, and general aviation airport facilities;

E. Analysis of disparities in health, environmental burden, and access to green space;

F. Identification of natural areas and infrastructure that may be vulnerable to changing environmental conditions; and

G. Identification of environmentally critical areas, including habitat, vital for safe passage and species migration.

Adopted by the City Council the _____ day of _____, 2022, and signed by me in open session in authentication of its adoption this _____ day of _____, 2022.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Lish Whitson/206-615-1674	N/A

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

A RESOLUTION stating The City of Seattle’s intent to address climate change and improve resiliency as part of the One Seattle update to the Comprehensive Plan.

Summary and Background of the Legislation:

This resolution declares the City’s intent to focus on climate change and resiliency as part of the One Seattle update to the City’s Comprehensive Plan. The resolution recognizes the importance of addressing climate change, improving resilience and adaptation to the effects of climate change, reducing greenhouse gas emissions, and centering environmental justice as a core part of the update to the City’s plan for growth over the next twenty years. The resolution states that the City intends to add new and update existing goals and policies, identifies key topics to address in the update, and identifies information that the City will need to guide the update. The Office of Planning and Community Development (OPCD), Seattle Department of Transportation (SDOT), and Office of Sustainability and Environment (OSE) are collaborating on this work.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

In the 2022 Adopted Budget the City allocated \$895,000 for outreach and environmental review for the Comprehensive Plan update. Additional funding may be needed in 2023 and 2024 to complete this work. The work on climate change and environmental resilience is a key component of the update and will be incorporated into this broader work.

Are there financial costs or other impacts of *not* implementing the legislation?

The Washington State Legislature has considered legislation, House Bill (HB) 1099, which would have required the City to address climate change, resiliency, and environmental justice in its next update to the Comprehensive Plan. While HB 1099 was not adopted in 2022, if the Legislature does adopt a similar bill in 2023, and the City were not prepared to holistically address these issues in the plan update, it would increase the costs of both outreach and

engagement and environmental review. Additionally, failure to consider the impacts of climate change as part of the Comprehensive Plan update could cause the City to be unprepared for potential hazards created by the changing climate (e.g., sea-level rise, landslides, flooding, wildfire smoke, etc.).

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes. OPCD, SDOT and OSE will all be involved in implementing this legislation. They have been consulted in the drafting of the Resolution and have staff assigned to long-range planning efforts.
- b. Is a public hearing required for this legislation?**
No
- c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No
- d. Does this legislation affect a piece of property?**
The Comprehensive Plan affects all properties across the City.
- e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
The Resolution is explicitly focused on addressing historic and current disparities and impacts to vulnerable populations and improving environmental justice. It states the City's intent to address climate change and increase resilience using a racial equity lens.
- f. Climate Change Implications**
- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
The resolution states the City's commitment to incorporate climate change considerations into the update to Seattle's Comprehensive Plan for growth over the next twenty years. That work should result in a reduction in greenhouse gas emissions and other climate pollutants compared to a planning process that doesn't consider these issues.
 - 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
The resolution helps to provide a focus on resilience in the update to Seattle's Comprehensive Plan for growth over the next twenty years. That work should result in a more resilient City compared to a planning process that doesn't consider these issues.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

Not applicable

July 8, 2022

MEMORANDUM

To: Land Use Committee
From: Lish Whitson, Analyst and Yolanda Ho, Lead Analyst
Subject: Resolution 32059: Climate Change in the Comprehensive Plan Update

On July 13, the Land Use Committee (Committee) will discuss and may vote on Resolution 32059, which would state the City's intent to incorporate responses to climate change as part of the next major [update to the Comprehensive Plan](#). The City recently launched its process to review and update the Comprehensive Plan in response to State mandates. This Resolution would lay out an approach to incorporating climate change into the Comprehensive Plan update consistent with Washington State House Bill (HB) 1099, which was considered by the State Legislature this year.

This memorandum briefly describes the Comprehensive Plan update process, Seattle's current policies regarding climate change, and the proposed Resolution.

Comprehensive Plan Update

Under Washington State's Growth Management Act (GMA), Revised Code of Washington (RCW) [36.70A](#), the City is required to develop a 20-year plan for growth. City actions must be consistent with the Comprehensive Plan. If the City takes actions or adopts regulations that are inconsistent with the Growth Management Act or Comprehensive Plan, those actions may be appealed to the [Growth Management Hearings Board](#) (GMHB). Similarly, if the City neglects to adopt plans or regulations required under the GMA, the City's lack of action may be appealed to the GMHB. Under the worst case scenario, development regulations or other acts inconsistent with the Comprehensive Plan may be invalidated by the GMHB.

The plan includes a number of required elements, such as land use, transportation, public facilities, utilities, and housing. The City may include elements and topics that are not required under the GMA, including an environment element.

The GMA requires the City to update and extend the timeframe of its plan every ten years. The next required update of the plan is due by the end of 2024. The first step of that process was the adoption of new estimates of growth by King County (see [Resolution 32048](#)). With the new growth estimates, the City is exploring a range of alternatives to accommodate that growth. At the July 13 Committee meeting, the Committee will receive a presentation on those alternatives and the environmental review process that will inform a preferred approach to accommodating future growth in the city.

In addition to developing an approach to growth in the City, the Office of Planning and Community Development (OPCD) and other City departments will be reviewing and updating goals and policies throughout the Comprehensive Plan. OPCD has highlighted [climate change](#), [economic development](#), [housing](#), [parks and open space](#) and [transportation](#) as some of the issues that they intend to tackle in this update.

Climate Change in the Comprehensive Plan

The City of Seattle first adopted a [Resolution](#) acknowledging global warming in 1992, and the first update to the Comprehensive Plan in 2004 acknowledged that the City must reduce greenhouse gas emissions to address climate change. The current plan addresses climate change both within a Climate section in the Environment Element and in other related elements such as the Transportation, Housing, Capital Facilities, and Utilities elements. The Climate section of the plan includes goals to (1) “Reduce Seattle’s greenhouse gas emissions by 58 percent from 2008 levels, by 2030, and become carbon neutral by 2050” and (2) “Prepare for the likely impacts of climate change...”

Policies in the Climate section of the Comprehensive Plan discuss:

- expanding low and zero-emission transportation options;
- implementing growth strategies that concentrate growth in mixed-use communities;
- encouraging energy efficiency in buildings;
- reducing waste;
- encouraging the use of local and recycled goods;
- supporting local food production and consumption;
- considering climate impacts in designing infrastructure;
- prioritizing actions that reduce risk;
- focusing strategies to address climate change on the needs of marginalized people; and
- partnering with communities most impacted by climate change.

A separate section of the Environment Element focuses on Environmental Justice with a goal that “...environmental benefits are equitably distributed and environmental burdens are minimized and equitably shared by all Seattleites.”

Resolution 32059

Resolution 32059 states the City’s intent to address greenhouse gas emissions, climate resiliency and adaptation, and environmental justice as part of the 2024 update. It would implement many of the requirements that HB 1099 would have placed on the City. Topics not already addressed by the Comprehensive Plan include a stronger emphasis on environmental justice and climate resiliency.

Topics to be addressed in the update under Resolution 32059 include:

- Planning for transportation investments to equitably meet forecasted multimodal transportation demand;
- Enhancing the resilience of existing natural areas, including wetlands, riparian corridors, and habitat;
- Increasing resilience against natural hazards;
- Leveraging investments in infrastructure to increase resiliency and provide co-benefits;
- Reducing environmental health disparities;
- Providing opportunities for communities that have been displaced to return to the city in healthy environments and addressing the needs of those at risk of being displaced; and
- Incorporating strategies to prevent displacement of vulnerable communities that could result from implementation of measures to address climate change and resiliency.

The resolution asks City departments to consider current science in making policy recommendations and includes several other considerations to inform the Comprehensive Plan update including:

- Analysis of climate-related trends;
- Identification of vulnerable populations and assets;
- Classification of risks, capital facilities and utilities, and community assets to identify areas of most need;
- Analysis of disparities in health, environmental burden and access to green space; and
- Identification of natural areas and infrastructure that may be vulnerable to changing conditions.

Next Steps

If recommended for adoption by the Committee, the Council could consider the legislation as early as July 19. If adopted, OPCD would incorporate the work outlined above into their work plan for the Comprehensive Plan update.

cc: Esther Handy, Director
Aly Pennucci, Deputy Director



SEATTLE CITY COUNCIL
CENTRAL STAFF

Planning for Climate Change and Resiliency (Resolution 32059)

LISH WHITSON & YOLANDA HO, ANALYSTS

LAND USE COMMITTEE

JULY 13, 2022

Presentation Overview

- Background
- Overview of Resolution 32059
- Next steps

Background

- Role of the Comprehensive Plan and required updates
- Climate change in the current Comprehensive Plan
- House Bill (HB) 1099 would have added: (1) the goal of climate change mitigation to the list of goals of the State's Growth Management Act (GMA) and (2) a climate change and resiliency element to the list of GMA-required elements
- Certain cities, including Seattle, and counties would have to incorporate climate change and resiliency considerations into their next major Comprehensive Plan updates (e.g., actions to reduce greenhouse gas emissions and vehicle miles traveled)

Overview of Resolution 32059

- Represents the City's commitment to address climate change and improve resiliency as part of the One Seattle update to the Comprehensive Plan
- New and revised goals and policies related to greenhouse gas (GHG) emissions reductions, climate resiliency and adaptation, and environmental justice
 - Emissions reductions: transportation and housing
 - Resilience to climate impacts and natural hazards: natural areas, infrastructure, tree canopy
 - Environmental justice: health disparities, vulnerable communities, displacement
- List of related information to consider as part of the update

Next Steps

- May be considered at City Council as early as July 19
- OPCD and other departments, as needed, will incorporate priorities as outlined in the resolution

Questions?



Legislation Text

File #: CB 120313, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.

WHEREAS, colleges in the Washington State Community and Technical Colleges (WSCTC) System are evaluating the provision of housing at campuses; and

WHEREAS, the City has established Major Institution master plans as a mechanism regulating Major Institutions' long-term growth plans for large educational and medical institutions throughout Seattle; and

WHEREAS, Major Institution master plans address anticipated growth for 15-year periods of time into the future, or longer; and

WHEREAS, Chapter 23.69 of the Seattle Municipal Code defines regulations for Major Institutions, including methods for institutions to engage advisory committee review and obtain permits from the City for a variety of changes to existing master plans, which are classified as minor amendments or major amendments to a master plan; and

WHEREAS, a minor amendment to a master plan may be obtained by an established, time-efficient process that includes advisory committee review, while preparing a major amendment or a new master plan has a multi-year planning horizon; and

WHEREAS, there is a public interest in achieving production of housing resources, including student housing

resources, in an efficient and timely manner; and

WHEREAS, the City identifies multiple benefits for encouraging new housing for students and employees at

WSCTC colleges in an Urban Center, where an ample supply of housing resources and efficient

transportation options are desirable for students, employees, institutions, and Seattle as a whole; and

WHEREAS, this ordinance would also clarify that this one-time development outside of the standard Major

Institution master plan is allowed to be “affiliated” with the college, not necessarily housing “owned”

by the college, which would allow flexibility in ownership arrangements of the housing; and

WHEREAS, the City’s Comprehensive Plan encourages dense housing growth within Urban Centers as part of

its preferred centers-based growth pattern, known as the Urban Village Strategy; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.42.049 of the Seattle Municipal Code, enacted by Ordinance 124608, is amended as follows:

23.42.049 Congregate residences

Congregate residences are subject to the development standards for the zone in which they are located, to the development standards for apartments where such housing type standards are specified, and to the following requirements:

* * *

B. Food preparation areas in sleeping rooms. Within a congregate residence not more than 25 percent of sleeping rooms shall have complete food preparation areas, where a complete food preparation area is identified by the presence of a plumbed sink, a stove or range, a refrigerator, and a counter top. The Director has discretion to increase the percentage up to 100 percent of sleeping rooms if the congregate residence is owned by or affiliated with a college or university, is a sorority or fraternity, or is owned by a not_for_profit entity or charity, or is a congregate residence that is licensed by the State and provides on-site supportive services for seniors or persons with disabilities. Supportive services include meal service, cleaning service, health services,

or similar services.

* * *

Section 2. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance 126384, is amended as follows:

23.45.504 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

* * *

Table A for 23.45.504 Permitted and prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. Residential use except as listed	P	P
A.1. Congregate residence	X/P ¹	P/X ²
B. Institutions	P/CU ³	P/CU ³
C. Uses in existing or former public		
C.1. Child care centers, preschools, private schools, educational and vocational for the disabled, adult evening education, nonprofit libraries, community centers, programs for the elderly, and similar existing or former public schools	P	P
C.2. Other non-school uses in existing public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78

* * *		
L. All other uses	X	X
Footnotes to Table A for 23.45.504 ¹ Congregate residences that are owned by <u>or affiliated with</u> a college owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health care services, and other services that are owned by <u>or affiliated with</u> a college or university; or are a sorority or fraternity; or are owned by the State and provide on-site supportive services for seniors or persons with disabilities ((;)) are permitted within urban villages and urban centers. Supportive services include meal service, cleaning service, health care services, and other services. Development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45 shall apply to Major Institution uses as provided in Chapter 23.69. * * * P = Permitted outright CU = Conditional Use, and subject to the provisions of the RC zone. RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone.		

* * *

Section 3. Section 23.47A.004 of the Seattle Municipal Code, last amended by Ordinance 126287, is amended as follows:

23.47A.004 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to Subtitle III, Division 3, Overlay Districts, of this Title 23.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in Table A for 23.47A.004.

* * *

Table A for 23.47A.004 Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone ¹				
	NC1	NC2	NC3	C1	C2
* * *					
E. INSTITUTIONS					
E.1. Institutions	P	P	P	P	P
E.2. Major institutions, except as provided in the provisions of Chapter 23.69	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, educational facilities	P	P	P	P	P
E.5 Child care centers	P	P	P	P	P

* * *					
J. RESIDENTIAL USES ¹⁴					
J.1. Residential u	P	P	P	P	CU ¹⁵
J.2. Caretaker’s q	P	P	P	P	P
J.3 Congregate re	X/P ¹⁶	X/P ¹⁶	P/X ¹⁷	P/X ¹⁷	P/X ¹⁷
J.4. Permanent su	P	P	P	P	P

* * *

KEY A = Permitted as an accessory use only CU = Administrative Conditional Use (business establishment establishment limited to the multiple of 1,000 square feet or any number following a hyphen, pursuant to pursuant to Section 23.47A.010 10 = Permitted, business establishments limited to 10,000 square feet, pu establishments limited to 25,000 square feet, pursuant to Section 23.47A.010 35 = Permitted, business est Section 23.47A.010 50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Se

Footnotes to Table A for 23.47A.004 ¹ In pedestrian-designated zones, a portion of the street-level street-designated zones, drive-in lanes are prohibited (Section 23.47A.028). * * * ¹⁴ Residential uses may be lin subsection 23.47A.006.A.3, except as otherwise provided above in Table A for 23.47A.004 or in subsecti profit entity or charity, ((:)) or are licensed by the State and provide supportive services ((:)) are permitted owned by or affiliated with a college or university, or are a sorority or fraternity, or are owned by a not-fc urban villages and urban centers. Supportive services include meal service, cleaning service, health servic

Section 4. Section 23.69.008 of the Seattle Municipal Code, last amended by Ordinance 123668, is amended as follows:

23.69.008 Permitted uses ((:))

A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright, or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by, or affiliated with, the Major Institution.

B. The following characteristics shall be among those used by the Director to determine whether a use is functionally integrated with, or substantively related to, the central mission of the Major Institution. No one ((+))) of these characteristics shall be determinative:

- 1. Functional contractual association;

2. Programmatic integration;
3. Direct physical circulation/access connections;
4. Shared facilities or staff;
5. Degree of interdependence;
6. Similar or common functions, services, or products.

* * *

D. When a use is determined to be a Major Institution use, it shall be located in the same MIO District as the Major Institution with which it is functionally integrated, or to which it is related, or the users of which it primarily and directly serves. To locate outside but within ~~((two thousand five hundred (2,500)))~~ 2,500 feet of that MIO District, a Major Institution use shall be subject to the provisions of Section 23.69.022.

* * *

F. Uses other than those permitted under subsections 23.69.008.A and 23.69.008.B ~~((of this section))~~ shall be subject to the use provisions and development standards of the underlying zone.

Section 5. Section 23.69.026 of the Seattle Municipal Code, last amended by Ordinance 118362, is amended as follows:

23.69.026 Determination to prepare a master plan ((-))

A. Any Major Institution may elect to prepare a master plan.

B. A Major Institution without an adopted master plan or with a master plan that includes an expiration date and that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance shall be required to prepare a master plan in the following circumstances:

1. The establishment of a new Major Institution Overlay (MIO) District is required according to Section 23.69.024; or

2. Expansion of an MIO District boundary or change in an MIO District height designation is proposed; or

3. An application is filed for a structure containing Major Institution use(s) that is located within the MIO District and would exceed the development standards of the underlying zone and is not permitted under an existing master plan, provided other means of modifying development standards that apply to similar uses located in the zone may also be sought; or

4. A Major Institution proposes to demolish or change the use of a residential structure inside the boundaries of an MIO District; ~~((5))~~ provided, that a master plan need not be prepared when:

a. The use is changed to housing for the institution, or

b. Not more than two ~~((2))~~ structures containing not more than a total of four ~~((4))~~ dwelling units are demolished or changed to a nonresidential use within a ~~((two-2))~~ two-year period and are replaced in the general vicinity by the same number of dwelling units.

C. A Major Institution with an adopted master plan that is not subject to subsection 23.69.026.B ~~((of this section))~~ shall be required to prepare a new master plan in the following circumstances:

1. The Major Institution proposes to increase the total amount of gross floor area allowed or the total number of parking spaces allowed within the MIO District, except if a proposed change to a master plan involves:

a. Construction of a one-time single development per master plan period owned or affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system; and

b. A property located within an Urban Center; and

c. A development that includes residential uses not exceeding 550 sleeping rooms, composed of dormitory, congregate housing, or other housing opportunities for students or employees of the Major Institution; or

2. A master plan has been in effect for at least ten ~~((10))~~ years and the institution proposes to expand the MIO District boundaries; or

3. A master plan has been in effect for at least ten (~~((10))~~) years and the institution proposes an amendment to the master plan that is determined to be major according to the provisions of Section 23.69.035, and the Director determines that conditions have changed significantly in the neighborhood surrounding the Major Institution since the master plan was adopted.

D. A master plan shall not be required for replacement of existing structures where the replacement structure:

1. Would be located on the same lot; and
2. Would not contain uses which would require a change of use and which the Director determines would not result in an increase in adverse impacts on the surrounding area; and
3. Would not exceed the height of the existing structure; and
4. Would not represent a significant increase in bulk over the existing structure; and
5. Would not represent a significant increase in gross floor area over the existing structure; and
6. Would not significantly reduce existing open area or landscaping.

E. If an institution proposes a major amendment of unusual complexity or size, the Advisory Committee may recommend, and the Director may require, that the institution develop a new master plan.

F. The Director shall determine whether a master plan is required. The Director's determination shall be final and shall not be subject to an interpretation or appeal.

Section 6. Section 23.69.035 of the Seattle Municipal Code, last amended by Ordinance 120691, is amended as follows:

23.69.035 Changes to master plan (~~(:)~~)

A. A proposed change to an adopted master plan shall be reviewed by the Director and determined to be an exempt change, a minor amendment, or a major amendment.

B. Exempt Changes. An exempt change shall be a change to the design and/or location of a planned structure or other improvement from that shown in the master plan, which the Director shall approve without

publishing an interpretation. Any new gross floor area or parking space(s) must be accompanied by a decrease in gross floor area or parking space(s) elsewhere if the total gross floor area or parking spaces permitted for the entire MIO District or, if applicable, the subarea would be exceeded. Each exempt change must meet the development standards for the MIO District. Exempt changes shall be:

1. Any new structure or addition to an existing structure not approved in the master plan that is (~~twelve thousand (12,000))~~ 12,000 square feet of gross floor area or less; or
2. Twenty (~~((20))~~) or fewer parking spaces not approved in the master plan; or
3. An addition to a structure not yet constructed but approved in the master plan that is no greater than (~~((twenty percent (20%))~~) 20 percent of the approved gross floor area of that structure or (~~(twenty thousand (20,000))~~) 20,000 square feet, whichever is less; or
4. Any change in the phasing of construction, if not tied to a master plan condition imposed under approval by the Council; or
5. Any increase in gross floor area below grade.

C. Amendments. The Advisory Committee shall be given the opportunity to review a proposed minor or major amendment and submit comments on whether it should be considered minor or major, and what conditions, (~~((if any))~~) if any, should be imposed if it is minor. The Director shall determine whether the amendment is minor or major according to subsections 23.69.035.D and 23.69.035.E. (~~((of this section.))~~) The Director's decision that a proposed amendment is minor or major shall be made in the form of an interpretation subject to the procedures of Chapter 23.88, Rules; Interpretation. If the Director and the Major Institution agree that a major amendment is required based on subsection 23.69.035.E, (~~((of this section.))~~) the interpretation process may be waived, and the amendment and environmental review process shall be subject to the provisions of subsection 23.69.035.G. (~~((of this section.))~~) After the Director makes a decision on whether an amendment is minor or major, the Advisory Committee shall be notified.

D. Minor Amendments. A proposed change to an adopted master plan shall be considered and approved

as a minor amendment when it is not an exempt change according to subsection 23.69.035.B, ~~((of this section,))~~ when it is consistent with the original intent of the adopted master plan (except as provided in this subsection 23.69.035.D.4), and when it meets at least one of the following criteria:

1. The amendment will not result in significantly greater impacts than those contemplated in the adopted master plan; or

2. The amendment is a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which the Major Institution is located; or

3. The amendment is a proposal by the Major Institution to lease space or otherwise locate a use at street level in a commercial zone outside an MIO District, and within ~~((two thousand five hundred feet (2,500')))~~ 2,500 feet of the MIO District boundary, and the use is allowed in the zone ~~((for))~~ but not permitted pursuant to Section 23.69.022. In making the determination whether the amendment is minor, the Director shall consider the following factors:

a. Whether an adequate supply of commercially zoned land for business serving neighborhood residents will continue to exist, and

b. Whether the use will maintain or enhance the viability or long-term potential of the neighborhood-serving character of the area, and

c. Whether the use will displace existing neighborhood-serving commercial uses at street level or disrupt a continuous commercial street front, particularly of personal and household retail sales and service uses, and

d. Whether the use supports neighborhood planning goals and objectives as provided in a Council-approved neighborhood plan.

4. The amendment would accommodate a single development with residential uses composed of

housing for students or employees of the Major Institution, that is consistent with criteria in subsection 23.69.026.C.1, and that either was not anticipated by or is in excess of what was anticipated in an adopted master plan. This kind of amendment could occur only one time per the lifetime of an adopted master plan. The floor area of said residential use, uses accessory thereto, and non-residential uses such as required street level uses shall be exempted from the calculation of total development capacity of the major institution overlay, and shall be excluded from calculation of Floor Area Ratio and not counted against the Major Institution's development program permitted floor area for the campus.

E. Major Amendments. A proposed change to an adopted master plan shall be considered a major amendment when it is not an exempt change according to subsection 23.69.035.B ~~((of this section))~~ or a minor amendment according to subsection 23.69.035.D ~~((of this section))~~. In addition, any of the following shall be considered a major amendment:

1. An increase in a height designation or the expansion of the boundary of the MIO District; or
2. Any change to a development standard that is less restrictive, except if a proposed change relates to providing housing affiliated with certain educational major institutions as identified in subsection 23.69.026.C.1; or
3. A reduction in housing stock outside the boundary but within ~~((two thousand five hundred feet (2,500')))~~ 2,500 feet of the MIO District, other than within a Downtown zone, that exceeds the level approved in an adopted master plan; or
4. A change to the single-occupancy vehicle goal of an approved transportation management program that increases the percentage of people traveling by single-occupancy vehicle; or
5. A use that requires Council Conditional Use approval, including but not limited to a helistop or a major communication utility, that was not described in an adopted master plan; or
6. The update of an entire development program component of a master plan that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance where the institution proposes an

increase to the total amount of gross floor area allowed or the total number of parking spaces allowed under the institution's existing development program component within the MIO District. Changes to a development program relating to an action described in subsection 23.69.035.D.4 shall not be considered a development program update of this kind.

F. If the Director, after reviewing any Advisory Committee recommendation, determines that a proposed major amendment is of unusual complexity or size, the Director may require that the institution prepare a new master plan subject to Section 23.69.032.

G. If an amendment is determined to be major, the amendment and environmental review process shall be subject to the provisions of Section 23.69.032. ~~((, Master plan process.))~~ However, a concept plan and preliminary draft plan shall not be required. Instead, the Major Institution shall submit a major amendment draft report as part of the application stating which parts of the master plan are proposed to be amended. If an EIS is required for the major amendment, the draft EIS shall be prepared after submittal of the major amendment draft report. After comments are received on the major amendment draft report, the institution shall prepare the major amendment final report and if required, the final EIS. If an EIS is not required for the major amendment, the Director is not required to hold a public hearing on the major amendment draft report.

H. Noncontiguous areas that are included in an MIO District as a result of a previously adopted master plan shall be deleted from the MIO District at the time a major amendment is approved unless the noncontiguous area was a former and separate MIO District. The change to the MIO District boundaries shall be in accordance with the procedures for City-initiated amendments to the Official Land Use Map as provided in Chapter 23.76 ~~((, Procedures for Master Use Permits and Council Land Use Decisions,))~~ and shall not be subject to the rezone criteria contained in Section 23.34.124.

Section 7. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or any exhibit to this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity

of any other provisions of this ordinance or its exhibits, or the validity of their application to other persons or circumstances.

Section 8. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2022, and signed by me in open session in authentication of its passage this _____ day of _____, 2022.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
SDCI	Gordon Clowers/206-679-8030	Christie Parker/206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; defining the addition of a single development that includes residential uses at a community or technical college located within an Urban Center as a minor amendment to an existing Major Institution master plan; amending Sections 23.42.049, 23.45.504, 23.47A.004, 23.69.008, 23.69.026, and 23.69.035 of the Seattle Municipal Code.

Summary and Background of the Legislation: This legislation will update the Land Use Code for Major Institution Master Plans (MIMP) to allow the addition of housing serving students and employees of a community college Major Institution located in an Urban Center, pursuant to a minor amendment process. Otherwise, a major amendment process would be required that is tantamount to establishing a new master plan (multi-year process).

The proposal would newly allow a single development with residential uses at community colleges in Urban Centers (currently only Seattle Central College) to be added to an existing MIMP as a minor amendment. This minor amendment pathway for housing could be used just once during an existing master plan's lifetime. The proposal would also clarify that this kind of housing may be "affiliated" with the college, meaning that it does not have to only be housing "owned" by the college. This allows flexibility in ownership arrangements of the housing.

Seattle Central College is interested in developing a new housing opportunity for students and employees, and replacement parking at an existing parking garage on East Pine Street between Boylston and Harvard Avenues (see map in Exhibit). They have a willing development partner and hope to begin permitting and developing a building with up to approximately 550 sleeping rooms of Major Institution housing as soon as possible. While they are currently writing a new MIMP, that process will take multiple years to complete, which would delay or negate the feasibility of the building development opportunity.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

Are there financial costs or other impacts of *not* implementing the legislation?

No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The Department of Neighborhoods (DON) staffs the minor amendment process as part of advisory committee meetings. The proposal would enable a single development with residential uses to be considered for addition to an existing MIMP during that plan's lifetime. This level of participation in a single major institution amendment process would be a minimal addition to DON staff responsibilities. DON has been consulted and supports the proposal.

b. Is a public hearing required for this legislation?

Yes. It would occur during the City Council's deliberations on the proposal. The proposal was discussed at a meeting of an official advisory committee for Seattle Central College on October 11, 2021, which was a public meeting. Individual committee members expressed support for the proposal's objective.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Notices will be published in the DJC and the City's Land Use Information Bulletin.

d. Does this legislation affect a piece of property?

The legislation affects a property on the Seattle Central College campus, located on the north side of E. Pine Street between Boylston and Harvard Avenues. This site currently has a parking garage. Leaders of Seattle Central College (SCC) intend to pursue a development with residential uses at this site if the legislation passes.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

No, this legislation would not adversely impact vulnerable or historically disadvantaged communities. Rather, it would facilitate more housing choice and transportation efficiencies for college students and employees of SCC. Community college students and SCC's employees would benefit from the increased availability of housing at or near the affected college campus on Capitol Hill. This could also reduce demand pressures on other housing in the vicinity. There is no likely burden or disproportionate impact. A college's "minor amendment" process would include opportunity for public participation in the entitlement process.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

The proposal is likely to decrease carbon emissions by newly accommodating more students and employees to live at SCC. This would reduce emissions generated by regular transportation trips that would otherwise be needed from other residential locations. It would also likely lead to more households living in the Capitol Hill Urban Center without owning a personal vehicle and thus avoiding more automobile trips per capita. Both factors would aid in contributing to fewer emissions in other Seattle and suburban neighborhoods where community college students and employees would otherwise live.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

The factors discussed above in f.1 also support resiliency of the affected Capitol Hill Urban Center community, and overall resiliency due to the ability for students and employees to work or attend, and live efficiently on-site at a community college. This allows less dependence on and less impact per capita on streets, freeways, and other similar systems.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

Not applicable.

Summary Attachments:

Summary Exhibit A – Seattle Central College Possible Site of Interest for Future Housing

Summary Exhibit A - Seattle Central College Possible Site of Interest for Future Housing



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

Director's Report and Recommendation Minor Amendment Process for MIMPs

Purpose and Background

The purpose of this proposal is to define a pathway within the Land Use Code's Major Institution Master Plan (MIMP) regulations to provide more flexibility for housing construction at community colleges in Urban Centers, to serve students and employees of the Major Institution. Urban Centers are designated in the City's comprehensive plan and are mixed-use neighborhoods with dense residential and employment uses served by transit. The proposal would allow the "minor amendment" process to be used to update an existing MIMP for colleges in Urban Centers, which includes Seattle Central College (SCC). Under the proposal, one development with residential uses serving students and employees could be added to an existing campus master plan during the master plan's lifetime.

Seattle's codes define SCC as a "Major Institution" that must have a MIMP addressing long-term anticipated future development. Large institutions like hospitals and colleges typically need facility renovations and expansions over time to support their modern health and education programs. Through the master planning process, the institutions must consider how their planned facilities for the next 15-20 years will relate to their campus setting and the neighborhood. The institution also may request zoning adjustments in a MIMP, to accommodate development of new buildings while maintaining compatibility with surroundings.

Chapter 23.69 of the Land Use Code has Seattle's Major Institution regulations that include guidance on when MIMPs are required, types of plan amendments, and the public processes involved in preparing and revising MIMPs. These include City Council approval of new MIMPs, and prior to that, citizen advisory committee review and recommendations on a number of processes.

SCC is a public college that is part of the Washington State Community and Technical Colleges (WSCTC) system. These colleges focus on basic education, workforce education, and students preparing for academic transfers to universities.

Summary of Proposal

The proposal would update the Land Use Code for MIMP actions, to support a minor amendment process to allow for a one-time addition of student or employee housing. It would newly allow a single development with residential uses at community colleges in Urban Centers to be approvable as a minor amendment to an existing MIMP when certain criteria are met. The only college that currently matches the criteria is Seattle Central College (SCC).

This minor amendment would support a degree of regulatory flexibility and adaptability to achieve very limited student housing or employee housing options before the next update to the Master Planning process is completed while still including notice to and feedback from the SCC community advisory committee and neighbors. Otherwise, SCC would need to complete a new

campus-wide master planning process before new student housing could be permitted, which could take years.

The proposal would:

- 1) Allow a single development with residential uses at a community college¹ in an Urban Center to not trigger the required creation of a whole new campus-wide Master Plan, and not be a “major amendment” to an existing Master Plan;
- 2) Allow this kind of development proposal to be evaluated as a “minor amendment” to an existing Master Plan just once during the lifetime of a Master Plan;
- 3) To qualify for the minor amendment, the residential uses would need to be student or employee housing and could not exceed 550 sleeping rooms.
- 4) Allow the floor area of this residential use (and other uses in the building, which could include non-residential uses such as those required at street-level in a pedestrian-designated zone) to be exempt from the calculations of total development capacity of the major institution overlay zone, and the total amount of floor area permitted by the Master Plan. This would allow a development to occur without causing an institution to alter its existing plans for other future developments already covered by the existing Master Plan;
- 5) Clarify that this kind of housing may be “affiliated” with the college, meaning that it does not have to only be housing “owned” by the college. This allows flexibility in ownership arrangements of the housing while retaining a relationship to the college.

Analysis

This section evaluates the proposal’s relationship to major institution master planning, its rationale, and policy considerations.

Relationship to Major Institution Master Plans

Summary of existing regulations

The current approach in the code to Major Institution regulations was established in 1990; prior versions originated in the 1970s. The main purposes relate to accommodating growth within a Major Institution’s campus while minimizing impacts on nearby areas and protecting the livability and vitality of those neighborhoods.

In order to effectively regulate the uses and development that would occur in Major Institutions, the codes in SMC Chapter 23.69 define permissible uses, development standards and other controls, and allow “Major Institution Overlay” (MIO) zones to be mapped. When included in an adopted Master Plan, the MIO zones define the allowances for Major Institutions to have higher height limits and sizes of future buildings than are generally accommodated in underlying zoning in an area.

¹ This kind of college is part of the Washington State Community and Technical Colleges system.

A Major Institution Master Plan (MIMP) is a conceptual plan for growth of an individual institution, describing a long term anticipated development program, the specific development standards that will apply to its campus, and its transportation management program (TMP).

Chapter 23.69 of the Land Use Code has many details about processes for MIMPs. This includes steps for the approval of new MIMPs. It also explains what to do if a Major Institution proposes revisions to the MIMP, and how to determine what are “exempt changes,” “major amendments,” or “minor amendments.” For example, exempt changes include small buildings or additions that are 12,000 square feet or less, or with 20 or fewer parking spaces, or changes in amount of floor space that is underground.

Minor amendments include actions like: waiving a development standard or a Master Plan condition; other changes that are the minimum necessary and will not result in significantly greater impacts or be detrimental to public welfare; allowances to lease space nearby but outside an MIO zone; and actions that support neighborhood plan objectives.

Major amendments include: increases in height limits; changes to the boundary of an MIO zone; any change to a development standard that is less restrictive; additional demolition of housing that is beyond what was approved in a MIMP; a change in a single-occupant vehicle goal of a TMP; a special use needing City Council approval that was not in an approved MIMP; and updates to development programs in a MIMP that increase total gross floor area allowed or increase total parking spaces.

Relationship of this proposal to MIMP regulatory controls

These definitions of minor and major amendments are limiting of what can qualify as a minor amendment. This has tended to prevent some possible actions from being proposed by institutions, even if they might objectively have merit.

Because the MIMPs are in place for such a long period and are difficult to update, this means the institutions and the City do not have enough flexibility to efficiently respond to changes in public priorities and previously-unanticipated needs. This becomes more significant when recognizing that housing needs are now at the forefront of public interests, while the existing SCC MIMP is twenty years old.

The community and technical colleges' role in providing affordable educational opportunity is ever more important, and the college system's more recent interest in serving their students with campus housing opportunities is also compelling. Housing affordability and supply, growth management, and transportation mobility management are all vital public planning purposes, and yet SCC's MIMP could not have anticipated this level of significant public interest in housing back in 2002.

The newer systemic needs relating to housing at community and technical college campuses should be recognized as a significant exception to the major institution code's purposes. This justifies granting more flexibility and relief from the code's currently strict categories for minor and major amendments.

The proposal addresses these compelling needs by allowing such housing to be proposed as an addition to an existing MIMP for a community college in an Urban Center, using the current “minor amendment” process. This provides a relatively efficient pathway for accommodating new housing that still abides by the established processes, which include input from a citizen advisory committee with public representation. All of the proposed code amendments work together to serve this purpose.

Policy Considerations

The proposal increases code flexibility to accommodate beneficial housing actions that could not previously be anticipated: The Major Institutions chapter in the Land Use Code has proven to be thorough, rigorous, and protective of the public interest. However, for the narrow but compelling public interests related to promoting affordable housing for students and employees, the code is currently not flexible enough to allow an efficient response for community colleges in Urban Centers. The proposal would remedy this gap.

The proposal would help expedite consideration of new student housing: Without approval of this legislation, the college would need a “major amendment” to its MIMP or wait until they finish a new MIMP. SCC is beginning to write a new campus MIMP but that will take 2-4 years to complete, which would delay the timing for even beginning to permit student or employee housing.

Will not set a precedent: This action does not set a precedent for future MIMPs. The City will still expect that new MIMPs define all parts of the institutions’ future development programs including housing. Also, there is not an expectation that major institutions should be able to insert non-residential structures into an existing MIMP. Rather, the existing code should continue to regulate a Major Institution’s general development program.

The proposal is narrowly defined: The proposal limits the added housing allowance to be only for community and technical colleges within Urban Centers. The only Major Institution that meets these criteria is Seattle Central College. (North Seattle College is not within an Urban Center and its leadership has not expressed an interest in having this proposal apply at their campus.) The Capitol Hill Urban Center is already dense and urban in nature, and can accommodate an additional development while also benefiting as a neighborhood from the increased presence of more student and employee residents in its core.

The proposal allows for an action that is beyond what is currently defined by the “minor amendment” category: The proposal creates the possibility of an added development with residential uses to a master plan, which is more than previously contemplated within the code’s determination of a “minor” amendment. However, the Land Use Code processes that would continue to be followed to approve a minor amendment would address the topics of public interest for a new Major Institution use, which would be asking the advisory committee for a Master Plan to provide input to permit decision-makers (SDCI) on whether a minor amendment should be approved, and, separately, providing input about use-related and design-related details of a proposed development. These procedures for public and advisory committee input are the established methods to address a development proposal and its compatibility with its surroundings, and limit its degree of overall impacts. Also, a more holistic view should be taken about the prospective benefits of creating more student and employee housing at the SCC

campus in particular, which would help support neighborhood vitality, transportation efficiencies, housing affordability, and growth management objectives that the City supports.

The proposal allows more flexibility in ownership arrangements: Many arrangements for who owns a development may be possible. The proposal would allow the development to be “affiliated” with the college, but not necessarily “owned” by the college.

If adopted, what next steps would the City require for a student housing development?

With approval of this legislation, any housing-related MIMP amendment proposal at SCC would still need to be given a positive recommendation by the SCC citizen advisory committee at a public meeting or meetings. In addition, other land use and building permit approvals by SDCI would be needed, which would involve one or more public comment periods and likely additional citizen advisory committee meetings about building design.² SEPA review would also likely be required. These future forums will fulfill typical required public process purposes, including public comment and related citizen advisory committee deliberations that will help ensure a future development is compatible with the neighborhood. These steps would likely occur over the next year or so.

Comprehensive Plan Policies

The proposed action does not conflict with policy provisions for Major Institutions in the City's Comprehensive Plan. These policies recognize the rationale for preparing master plans for Major Institutions located within neighborhood settings, and accommodating zoning flexibility that relates to the institution's future development plans. Also, the policies seek to:

- maintain compatible conditions between the institutional and non-institutional uses nearby;
- avoid demolition of housing in surrounding areas (Policy LU 13.15);
- “*balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas*” (Policy LU 13.3); and
- require revisions to master plans or new master plans when a “*proposed major development...does not conform to the underlying zoning and is not included in an existing master plan.*” (Policy LU 13.8).

With the proposal, the Land Use Code would require a revision to an existing MIMP through a minor amendment process, consistent with the spirit of Policy LU 13.8, which would then enable a future development that was not previously included in the existing master plan. Such a development at SCC would be able to conform to the underlying NC3P-75 zoning. Both of these factors – following minor amendment processes with public input and being designed consistent with zoning requirements – would help a future development proposal achieve a compatible relationship with its surroundings. At SCC, the built surroundings reflect a wide variety of mid-scaled residential, mixed-use, commercial, and Major Institution buildings, many with active ground-floor uses, and zoning with 75- or 80-foot height limits, which help define the current active and dense character of the Capitol Hill Urban Center.

² Projects subject to review by a Major Institution's citizen advisory committee do not go through Design Review.

Applicable Comprehensive Plan goals and policies include:

Land Use Element – Major Institutions

Land Use Goal LU G13: Encourage the benefits that major institutions offer the city and the region, including health care, educational services, and significant employment opportunities, while mitigating the adverse impacts associated with their development and geographic expansion.

Policies

LU 13.2: Support the coordinated growth of major institutions through conceptual master plans and the creation of major institution overlay districts. Use a master plan process to identify development standards for the overlay district that are specifically tailored to the major institution and the surrounding area.

LU 13.3: Balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas.

LU 13.5: Encourage community involvement in the development, monitoring, implementation, and amendment of major institution master plans, including the establishment of citizens' advisory committees that include community and major institution representatives.

LU 13.6: Allow the MIO to modify underlying zoning provisions and development standards, including use restrictions and parking requirements, in order to accommodate the changing needs of major institutions, provide development flexibility, and encourage a high-quality environment.

LU 13.8: Require either that a master plan be prepared or that the existing master plan be revised when a proposed major development that is part of a major institution does not conform to the underlying zoning and is not included in an existing master plan.

LU 13.10: Define as major institution uses those that are part of, or substantively related to, the major institution's central mission or that primarily and directly serve institution users, and allow these uses within the MIO district, in accordance with the development standards of the underlying zoning classifications or adopted master plan.

LU 13.18: Achieve a better relationship between residential, commercial, or industrial uses and the major institution's activities when considering rezones, while also trying to reduce or eliminate major land use conflicts.

These policies indicate the City's accommodation of Major-Institution-specific zone standards addressing institutional growth, support for MIMP amendment processes and varieties of facilities to support institutional needs, and support for achieving better compatibility between institutional and non-institutional uses over time. The proposed legislation would accommodate a limited allowance for a single development with residential uses using a minor amendment pathway. It should be noted that at SCC the Major Institution Overlay zone reaches a 105-foot height limit at the relevant site, while the underlying zone has a 75-foot height limit. By following requirements

of the underlying zoning with respect to details such as height and street-level uses, the possible future development at SCC would be able to achieve an outcome that is compatible with its surroundings.

Public Outreach and Notice

The SEPA environmental review for the proposal included analysis and disclosure of impacts. During this process, the public had opportunities for comment. Also, a discussion of this proposal occurred at public meeting of the Seattle Central College's Citizen Advisory Committee held on October 11, 2021.

After the proposal has been transmitted to City Council, a public hearing on the proposed legislation will be scheduled before the Council's Land Use Committee in early 2022. Additional opportunities to provide input will occur as the City Council deliberates on the proposal.

Recommendation

The SDCI Director recommends the proposed legislation to increase flexibility for potential student/employee housing not to exceed 550 sleeping rooms at community colleges and technical colleges in Urban Centers as a minor amendment.

June 1, 2022

MEMORANDUM

To: Land Use Committee
From: Lish Whitson, Analyst
Subject: CB 120313: Land Use Code amendments related to housing affiliated with colleges

On June 8, 2022, the Land Use Committee (Committee) will hold a public hearing on [Council Bill \(CB\) 120313](#), which would amend the Land Use Code (Title 23 of the Seattle Municipal Code (SMC)) to facilitate the development of housing affiliated with Community and Technical Colleges located in urban centers. This memo: (1) provides background on regulation of Major Institutions, including hospitals and colleges; (2) describes what CB 120313 would do; (3) identifies a potential issue; and (4) discusses next steps.

Seattle Central College (SCC), which would be the primary beneficiary of this change, is currently developing a new Major Institution Master Plan (MIMP). New MIMPs come to Council for consideration as [quasi-judicial](#) (QJ) matters. Councilmembers should refrain from discussing that new plan with members of the public. If you receive communication either in support of or in opposition to the new SCC MIMP, please contact Central Staff. Those communications will be placed on the record when the Council deliberates on the MIMP update. Councilmembers may discuss CB 120313 and its relationship to the current MIMP with any member of the public.

Major Institutions

The City has created a Major Institution Overlay zoning district ([SMC 23.69](#)) to regulate the development of colleges and hospitals in order to allow them to grow within their campus boundaries, while limiting impacts outside of the campus.¹

Definition of Major Institutions

[SMC 23.84A.025](#) defines Major Institutions as licensed hospitals and accredited post-secondary educational institutions that have a minimum gross floor area of at least 300,000 square feet on at least 60,000 square feet of lot area, most of which must be contiguous. When an institution that applies for a development permit or seeks designation as a Major Institution meets this definition, the Director of the Seattle Department of Construction and Inspections (SDCI) issues an interpretation and transmits a resolution classifying it as a Major Institution. A new Major Institution is required to prepare a MIMP prior to any further development ([SMC 23.69.024](#)).

¹ These rules generally apply to all Major Institutions. However, the City has a separate agreement with the University of Washington, the largest Major Institution in Seattle, which modifies some of these rules.

There are 13 Major Institutions in Seattle.² These include three technical and community colleges.³

Master Plans and Major Institution Overlay Districts

MIMPs are adopted through a QJ rezoning process that includes mapping the Major Institution Overlay (MIO) zoning district within the institution's campus and adoption of a MIMP. MIMPs include development standards, a development program, and a transportation management program (see [SMC 23.69.030](#)). MIMPs may (1) modify development standards of the underlying zoning; (2) limit housing demolition within the MIO; (3) limit Major Institution uses outside of the MIO; and (4) set single-occupancy vehicle (SOV) goals and maximum parking limits. Adopted MIMPs provide zoning flexibility for the institution and predictability for the surrounding neighborhood.

The MIO includes height limits and use provisions that may override the underlying zoning.

A new MIMP is generally required⁴ when:

- A new Major Institution is established;
- A MIMP was adopted prior to 1996, and the institution proposes development that exceeds the floor area limits of the MIMP and the development standards of the underlying zoning or proposes higher heights;
- A MIMP was adopted prior to 1996, and the institution proposes to demolish or change the use of a residential structure within its boundaries;
- A Major Institution with an adopted MIMP seeks to expand its boundaries;⁵
- A Major Institution with an adopted MIMP seeks to increase the total gross floor area allowed on the campus or the total number of parking spaces allowed on campus; or
- A Major Institution with a plan that is more than 10 years old proposes changes and the Director determines that conditions have changed significantly since the MIMP was first adopted.

Rather than prepare a new MIMP, institutions may seek apply for changes to the MIMP. Changes to MIMPs are classified as Major Amendments, Minor Amendments, or exempt changes. Major Amendments require approval by the City Council as a QJ matter. SDCI processes Minor Amendments as a Director's Interpretation. Interpretations may be appealed to the Seattle Hearing Examiner. Exempt changes are reviewed like a typical land use or building permit.

² The University of Washington and Swedish Medical Center each have more than one campus. Each campus is treated as a separate Major Institution.

³ "College" is defined in SMC 23.84A.018 as "a post-secondary educational institution, operated by a nonprofit organization, granting associate, bachelor and/or graduate degrees." This definition applies to both colleges and universities. The three technical and community colleges are North Seattle College, South Seattle College, and Seattle Central College.

⁴ Any Major Institution can choose to prepare a plan whether it is required to or not.

⁵ Unless the MIMP is less than 10 years old.

[SMC 23.69.035](#) considers changes “to the design or location of a planned structure or other improvement” to be exempt changes. This includes (1) unplanned structures up to 12,000 square feet; (2) the addition of up to 20 parking spaces above the planned limit; (3) an addition to a planned structure up to 20 percent of the gross square floor area or 20,000 square feet; (4) changes to the phasing of projects under the MIMP; and (5) increases in underground floor area.

Minor amendments are changes that exceed the requirements for an exempt change, but are consistent with the intent of the MIMP and will not result in significantly greater impacts than those identified for the MIMP, or is a waiver of a MIMP condition or zoning requirement that is the minimum necessary to afford relief and will not be materially detrimental to the public welfare. Leases of ground floor commercial space outside of the MIO, but within 2,500 feet of the boundary of the institution may also be considered minor amendments.

Major amendments include increases to height limits; expansions of the MIO boundary; impacts to housing outside the boundary of the MIO; uses that require Council Conditional Use approval, such as a helipad; or updates to MIMPs that were approved prior to 1996.

New plans and Minor and Major amendments to existing plans require consultation with a [Community Advisory Committee](#) (CAC). CACs are six to ten-member committees formed to advise the institution on their plan and issues related to institutional development. They are appointed by the institution, in consultation with the Department of Neighborhoods (DON). DON provides staff support to the CACs.

Council Bill 120313

CB 120313 would allow the development of a single housing project affiliated with Technical and Community Colleges in Urban Centers,⁶ to be processed as a Minor Amendment. Seattle Central College is the only Major Institution in an Urban Center.⁷ The bill would also extend provisions that allow congregate housing owned by Colleges and Universities throughout the City to congregate housing “affiliated” with a college or university.

Under CB 120313, a Technical or Community College in an urban center could amend their MIMP through the Minor Amendment process to facilitate the development of a single project that includes up to 550 sleeping rooms. The housing would need to be intended for students or employees of the college. The sleeping rooms could be in a dormitory, congregate housing, or other housing type.

Other provisions in the bill related to congregate residences would provide additional opportunities for development of housing for students outside of MIOs. Congregate residences

⁶ Seattle’s Urban Centers include Downtown, First Hill/Capitol Hill, Northgate, South Lake Union, Uptown, and University Community.

⁷ North Seattle College abuts but is outside of the Northgate Urban Center.

are housing for nine or more people, not in individual housing units. Examples of congregate residences include dormitories, fraternities and sororities, senior housing where the residents do not live in separate apartments, and supportive housing where residents do not have separate apartments.⁸

Currently, congregate residences that are owned by a college or university are permitted in all multifamily and commercial zones. Most congregate residences not owned by colleges or universities are limited or prohibited outside of urban villages and centers. The bill would make it easier for colleges and universities to form partnerships to build congregate residences outside of MIOs by amending language in the Multifamily and Commercial chapters of the Land Use Code to allow congregate residences affiliated⁹ with colleges and universities in areas where housing owned by colleges and universities is permitted.

Potential Issue

The bill would amend Chapter 23.69 to add the language “or affiliated with” to discussions of development under MIMPs. In one case, this may add confusion. The amendment in Section 4 of the bill to Section 23.69.008 Permitted Uses, states the following:

23.69.008 Permitted uses ((-))

A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major institution Overlay (MIO) District. Major Institution uses shall be permitted either outright, or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by, or affiliated with, the Major institution.

The existing language is clear that a use does not need to be owned or operated directly by an institution to be considered a Major Institution use. Adding “affiliated with” in this context is therefore redundant and may cause unnecessary confusion. The Committee should consider removing this phrase.

Next Steps

A public hearing on CB 120313 is scheduled for the June 8 Committee meeting. A vote could be held on the bill as early as June 22.

cc: Aly Pennucci, Deputy Director
Yolanda Ho, Lead Analyst

⁸ A key distinction between congregate residences and other types of housing is whether there are individual cooking facilities associated with residents’ sleeping areas.

⁹ “Affiliated” is not defined in the bill or the existing code. [Merriam-Webster](#) defines it as: “closely associated with another typically in a dependent or subordinate position.” Other definitions do not include the idea of dependency or subordination.

Amendment 1 Version 1 to CB 120313 – Minor Amendment Process for MIMPs

Sponsor: Councilmember Strauss

Clarify Major Institution Use Language

Effect: This amendment would retain the existing language in Section 23.69.008 A of the Seattle Municipal Code. This section identifies what types of uses are considered “Major Institution uses.” Major Institution uses within a Major Institution Overlay are regulated by the provisions of an adopted Major Institution Master Plan. Section 23.69.008 includes a set of criteria for determining whether a use that is not owned or operated by a Major Institution is considered a Major Institution use. Adding “or affiliated with,” as proposed by CB 120313, could confuse this analysis.

Amend Section 4 of Council Bill 120313 as follows:

Section 4. Section 23.69.008 of the Seattle Municipal Code, last amended by Ordinance 123668, is amended as follows:

23.69.008 Permitted uses ((-))

A. All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright, or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by ~~or affiliated with~~ the Major Institution.

B. The following characteristics shall be among those used by the Director to determine whether a use is functionally integrated with, or substantively related to, the central mission of the Major Institution. No one ((+)) of these characteristics shall be determinative:

1. Functional contractual association;

2. Programmatic integration;
3. Direct physical circulation/access connections;
4. Shared facilities or staff;
5. Degree of interdependence;
6. Similar or common functions, services, or products.

* * *

D. When a use is determined to be a Major Institution use, it shall be located in the same MIO District as the Major Institution with which it is functionally integrated, or to which it is related, or the users of which it primarily and directly serves. To locate outside but within ~~((two thousand five hundred (2,500)))~~ 2,500 feet of that MIO District, a Major Institution use shall be subject to the provisions of Section 23.69.022.

* * *

F. Uses other than those permitted under subsections 23.69.008.A and 23.69.008.B ~~((of this section))~~ shall be subject to the use provisions and development standards of the underlying zone.

Amendment 2 Version 1 to CB 120313 – Minor Amendment Process for MIMPs

Sponsor: Councilmember Pedersen

Clarify intent to limit application of CB 120313 to Community and Technical Colleges

Effect: This amendment would add a recital declaring the Council’s intent to not use this bill as a precedent for other changes to major institution regulations. It would also limit the effect of changes to community and technical colleges, rather than all colleges and universities.

Current zoning allows congregate housing owned by colleges or universities to be sited in commercial and multifamily zones. The proposed bill would allow congregate housing “affiliated with” colleges or universities to be treated the same as congregate housing owned by a college or university. The proposed amendment would limit that change to technical colleges, instead of all colleges and universities.

Note: language with a double underline is proposed to be added to the bill, language with a ~~double strikethrough~~ is proposed to be deleted from the bill as part of this amendment.

1. Add a recital to Council Bill 120313, as follows:

* * *

WHEREAS, this ordinance would also clarify that this one-time development outside of the standard Major Institution master plan is allowed to be “affiliated” with the college, not necessarily housing “owned” by the college, which would allow flexibility in ownership arrangements of the housing; and

WHEREAS, it is not the City Council’s intent that the changes in this bill to Chapter 23.69 set a precedent for reclassifying amendments to other Major Institution Master Plans as minor; and

WHEREAS, the City’s Comprehensive Plan encourages dense housing growth within Urban Centers as part of its preferred centers-based growth pattern, known as the Urban Village Strategy; NOW, THEREFORE,

* * *

2. Amend Section 1 of Council Bill 120313, as follows:

Section 1. Section 23.42.049 of the Seattle Municipal Code, enacted by Ordinance 124608, is amended as follows:

23.42.049 Congregate residences

Congregate residences are subject to the development standards for the zone in which they are located, to the development standards for apartments where such housing type standards are specified, and to the following requirements:

* * *

B. Food preparation areas in sleeping rooms. Within a congregate residence not more than 25 percent of sleeping rooms shall have complete food preparation areas, where a complete food preparation area is identified by the presence of a plumbed sink, a stove or range, a refrigerator, and a counter top. The Director has discretion to increase the percentage up to 100 percent of sleeping rooms if the congregate residence is owned by ~~or affiliated with~~ a college or university, is affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system, is a sorority or fraternity, or is owned by a not-for-profit entity or charity, or is a congregate residence that is licensed by the State and provides on-site supportive services for seniors or persons with disabilities. Supportive services include meal service, cleaning service, health services, or similar services.

* * *

3. Amend Section 2 of Council Bill 120313, as follows:

Section 2. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance 126384, is amended as follows:

23.45.504 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

* * *

Table A for 23.45.504 Permitted and prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. Residential use except as listed below	P	P
A.1. Congregate residence	X/P ¹	P/X ²
B. Institutions	P/CU ³	P/CU ³
C. Uses in existing or former public schools		
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly, and similar uses in existing or former public schools	P	P
C.2. Other non-school uses in existing or former public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
* * *		
L. All other uses	X	X

Table A for 23.45.504
Permitted and prohibited uses

Footnotes to Table A for 23.45.504

¹ Congregate residences that are owned by ~~or affiliated with~~ a college or university; or are affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities ((;)) are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services, or similar.

² Congregate residences that are owned by ~~or affiliated with~~ a college or university; or are affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities ((;)) are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, health services, or similar.

³ Institutions meeting development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major Institution uses as provided in Chapter 23.69.

* * *

P = Permitted outright

CU = Permitted as an Administrative Conditional Use

RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46

X = Prohibited

* * *

4. Amend Section 3 of Council Bill 120313, as follows:

Section 3. Section 23.47A.004 of the Seattle Municipal Code, last amended by Ordinance 126287, is amended as follows:

23.47A.004 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to Subtitle III, Division 3, Overlay Districts, of this Title 23.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in Table A for 23.47A.004.

* * *

Table A for 23.47A.004 Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone¹				
	NC1	NC2	NC3	C1	C2
* * *					
E. INSTITUTIONS					
E.1. Institutions not listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
E.5 Child care centers	P	P	P	P	P
* * *					
J. RESIDENTIAL USES¹⁴					
J.1. Residential uses not listed below	P	P	P	P	CU ¹⁵
J.2. Caretaker's quarters	P	P	P	P	P
J.3 Congregate residence	X/P ¹⁶	X/P ¹⁶	P/X ¹⁷	P/X ¹⁷	P/X ¹⁷
J.4. Permanent supportive housing	P	P	P	P	P
* * *					
KEY					
A = Permitted as an accessory use only					
CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)					
CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet or any number following a hyphen, pursuant to Section 23.47A.010)					
P = Permitted					
S = Permitted in shoreline areas only					
X = Prohibited					
CU-25 = Conditionally permitted; use is limited to 25,000 square feet, pursuant to Section 23.47A.010					
10 = Permitted, business establishments limited to 10,000 square feet, pursuant to Section 23.47A.010					
20 = Permitted, business establishments limited to 20,000 square feet, pursuant to Section 23.47A.010					
25 = Permitted, business establishments limited to 25,000 square feet, pursuant to Section 23.47A.010					
35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010					
40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010					
50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010					

**Table A for 23.47A.004
Uses in Commercial zones**

Footnotes to Table A for 23.47A.004

¹ In pedestrian-designated zones, a portion of the street-level street-facing facade of a structure along a designated principal pedestrian street may be limited to certain uses as provided in subsection 23.47A.005.D. In pedestrian-designated zones, drive-in lanes are prohibited (Section 23.47A.028).

* * *

¹⁴ Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.

¹⁵ Residential uses are conditional uses ((#)) in C2 zones under subsection 23.47A.006.A.3, except as otherwise provided above in Table A for 23.47A.004 or in subsection 23.47A.006.A.3.

¹⁶ Congregate Residences that are owned by ~~or affiliated with~~ a college or university, or are affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system, or are a sorority or fraternity, or are owned by a not-for-profit entity or charity, ((;)) or are licensed by the State and provide supportive services ((;)) are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services, or similar.

¹⁷ Congregate Residences that are owned by ~~or affiliated with~~ a college or university, or are affiliated with an educational major institution that is part of the Washington State Community and Technical Colleges system, or are a sorority or fraternity, or are owned by a not-for-profit entity or charity, or are licensed by the State and provide supportive services ((;)) are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, health services, or similar.

* * *

A photograph of the Seattle skyline, featuring the Space Needle prominently in the center. The city is densely packed with various high-rise buildings. In the foreground, there are green trees and a portion of a building. The sky is clear and blue.

Removing barriers to housing construction at Community Colleges

Photo by John Skelton



Seattle Department of
Construction & Inspections

Presentation to Land Use Committee
June 8, 2022

SDCI PURPOSE AND VALUES

Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

PROPOSAL

Amend the Land Use Code to provide more flexibility for housing at colleges in Urban Centers

BACKGROUND

- Urban Centers are Comprehensive Plan designations - includes Capitol Hill
- City's overall intent for Major Institution Master Plans (MIMPs): accommodate growth and maintain compatibility with neighborhood
- Colleges (Major Institutions) prepare long-term plans for growth - MIMPs

MIMP AMENDMENTS AND PROPOSED CHANGE

- MIMP process allows changes to existing plans as Minor or Major amendments.
- Housing development is not included in the existing Seattle Central College (SCC) plan and could not be added without a Major amendment.
- The proposal would allow the “minor amendment” process to be used to update an existing MIMP for colleges in Urban Centers, which includes SCC
- The proposal would allow one development with residential uses to be added to an existing campus master plan during the master plan’s lifetime.

SCC CAMPUS MAP

Parking garage site:
Pine Street, between
Harvard and Boylston



Source: Seattle Central College

CONCEPTUAL RENDERING OF STUDENT HOUSING



Source: SCC MIMP
Concept Master
Plan, 2019

INTENT OF THE CHANGES

- Allow for needed housing to service a college in a mixed-use, walkable, transit rich neighborhood.
- Provide flexibility to help meet housing needs before the next update of a MIMP.
- Include notice to and feedback from the SCC community advisory committee and neighbors

QUESTIONS?

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Legislation Text

File #: Inf 2086, **Version:** 1

2022 Quarterly Tree Report