SEATTLE CITY COUNCIL

Land Use and Neighborhoods Committee

Agenda

Wednesday, September 23, 2020

9:30 AM

Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Dan Strauss, Chair
Teresa Mosqueda, Vice-Chair
Debora Juarez, Member
Andrew J. Lewis, Member
Alex Pedersen, Member
M. Lorena González, Alternate

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

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Meeting Location:
Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Committee Website:
http://www.seattle.gov/council/committees/land-use-and-neighborhoods

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.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.9, through October 1, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.

Register online to speak during the Public Comment period at the 9:30 a.m Land Use and Neighborhoods Committee meeting at http://www.seattle.gov/council/committees/public-comment.

Online registration to speak at the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. 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.

Submit written comments to all Councilmember Strauss at Dan.Strauss@seattle.gov
Sign-up to provide Public Comment at the meeting at http://www.seattle.gov/council/committees/public-comment
Watch live streaming video of the meeting at http://www.seattle.gov/council/watch-council-live

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164
One Tap Mobile No. US: +12532158782,,5864169164#

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

(10 Minutes)

D. Items of Business

1. CB 119877 **AN ORDINANCE relating to land use review decision and meeting procedures; temporarily modifying and suspending procedures in Titles 23 and 25 of the Seattle Municipal Code and amending Chapters 23.41, 23.49, 23.66, 23.79, 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 of the Seattle Municipal Code.**

Supporting Documents:

Summary and Fiscal Note
Director's Report
SDCI & DON Update on Virtual Meetings (7/22/20)
Presentation (9/9/20)
Central Staff Memo
CS Memo Attachment 1
CS Memo Attachment 2
CS Memo Attachment 3

Public Hearing, Discussion, and Possible Vote

Presenters: Mike Podowski and Lisa Rutzick, Seattle Department of Construction and Inspections; Sara Belz, Department of Neighborhoods; Ketil Freeman, Council Central Staff

Register online to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting at http://www.seattle.gov/council/committees/public-comment.

Online registration to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair. If you are unable to attend the remote meeting, please submit written comments to Councilmember Strauss at Dan.Strauss@seattle.gov.

2. CB 119838 **AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2019-2020 Comprehensive Plan annual amendment process.**

Attachments:
Att 1 - West Seattle Future Land Use Map Amendments
Att 2 - Delridge Neighborhood Plan Amendments

Supporting Documents:
Summary and Fiscal Note
Director's Report
Central Staff Memo
Presentation (9/9/20)
Amendment 1

Discussion and Possible Vote (20 minutes)

Presenters: Lish Whitson and Eric McConaghy, Council Central Staff

3. Res 31970 **A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2021 and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about proposed amendments.**

Supporting Documents:
Summary and Fiscal Note
Presentation (9/9/20)
Central Staff Memo (9/9/20)
Central Staff Memo (9/23/20)

Discussion and Possible Vote (20 minutes)

Presenters: Lish Whitson and Eric McConaghy, Council Central Staff

E. Adjournment

File #: CB 119877, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use review decision and meeting procedures; temporarily modifying and suspending procedures in Titles 23 and 25 of the Seattle Municipal Code and amending Chapters 23.41, 23.49, 23.66, 23.79, 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 of the Seattle Municipal Code.

WHEREAS, the COVID-19 pandemic continues to preclude holding in-person public meetings by the Design Review Board and various other City boards; and

WHEREAS, the Seattle City Council adopted, and the Mayor signed, Ordinance 126072 to facilitate virtual meetings and virtual public outreach, allow projects to elect to be processed through administrative design review while the Seattle Department of Construction and Inspections (SDCI) worked to set up a system for virtual Design Review Board meetings, and allow various processes related to historic preservation to be handled administratively in recognition of the reduced capacity of the relevant boards when holding virtual meetings, and

WHEREAS, SDCI has been working diligently to set up virtual Design Review Board meetings but the rollout of such a system involves difficult issues and is taking considerable time and is ongoing; and

WHEREAS, Ordinance 126072 was effective for a limited time; and

WHEREAS, in light of the continuing COVID-19 pandemic and the continuing issues related to setting up and holding virtual meetings, the need for provisions to address many of the matters addressed by Ordinance 126072 remains; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 126072, is

amended as follows:

23.41.004 Applicability

A. Design review required

1. Subject to the exemptions in subsection 23.41.004.B, design review is required in the following areas or zones when development is proposed that exceeds a threshold in Table A or Table B for 23.41.004:

a. Multifamily;

b. Commercial;

c. Seattle Mixed;

d. Downtown; and

e. Stadium Transition Area Overlay District as shown in Map A for 23.74.004, when the width of the lot exceeds 120 feet on any street frontage.

2. Subject to the exemptions in subsection 23.41.004.B, design review is required in the following areas or zones when commercial or institution development is proposed that exceeds a threshold in Table A or Table B for 23.41.004:

a. Industrial Buffer; and

b. Industrial Commercial.

3. The gross floor area of the following uses is not included in the total gross floor area of a development for purposes of determining if a threshold is exceeded:

a. Religious facilities;

b. Elementary and secondary schools;

c. Uses associated with a Major Institution Master Plan (MIMP); or

d. Development of a major institution use within a Major Institution Overlay (MIO) district.

4. Any development proposal participating in the Living Building Pilot Program according to Section 23.40.060, regardless of size or site characteristics, is subject to full design review according to Section 23.41.014.

5. Any development proposal, regardless of size or site characteristics, is subject to the administrative design review process according to Section 23.41.016 if it receives public funding or an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing, which restricts at least 40 percent of the units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years.

6. Any development proposal that is located in a Master Planned Community zone and that includes a request for departures, regardless of size or site characteristics, is subject to full design review according to Section 23.41.014. If a development proposal in a Master Planned Community zone does not include a request for departures, the applicable design review procedures are in Section 23.41.020.

7. Subject to the exemptions in subsection 23.41.004.B, design review is required for additions to existing structures when the size of the proposed addition or expansion exceeds a threshold in Table A or Table B for 23.41.004. Administrative design review, as described in Section 23.41.016, is required for certain other additions to existing structures according to rules promulgated by the Director.

* * *

C. Optional design review

1. Design review. Development proposals that are not subject to design review may elect to be reviewed pursuant to the full, administrative, or streamlined design review process if:

a. The development proposal is in any zone or area identified in subsection

23.41.004.A.1 or 23.41.004.A.2 or in the Stadium Transition Area Overlay District, except development that is within a Master Planned Community zone is not eligible for optional design review; and

b. The development proposal does not include the uses listed in subsection 23.41.004.A.3.

2. Administrative design review. According to the applicable process described in Section 23.41.016, administrative design review is optional for a development proposal that is not otherwise subject to this Chapter 23.41 and is on a site that contains an exceptional tree, as defined in Section 25.11.020, when the ability to depart from development standards may result in protection of the tree as provided in Sections 25.11.070 and 25.11.080.

D. Temporary provisions for projects that elected administrative design review

1. The provisions of this subsection 23.41.004.D apply notwithstanding any contrary provision of this Title 23 or of Ordinance 126072.

2. If a project elected to be processed through administrative design review as allowed by subsection 23.41.004.D.3.a as that subsection was enacted by section 2 of Ordinance 126072, and as of the effective date of this ordinance the Department has not been able to make a virtual early design guidance meeting or virtual design review recommendation meeting available to such project despite the project being otherwise ready for such a meeting, the project may elect to continue to be processed through administrative design review until a virtual meeting of the type for which the project is otherwise ready is made available or an in-person meeting is possible; provided that a project making such an election shall shift back to the full design review process no later than January 1, 2021, even if a virtual or in-person meeting is not made available by December 31, 2020. If the project so elects, no new notice that the project is being processed through administrative design review is required, unless the most recent notice did not reference that the project is being processed through administrative design review.

3. Notwithstanding any contrary provision of subsection 23.41.004.D.2, a project that elected to

be processed through administrative design review as allowed by subsection 23.41.004.D.3.a as that subsection was enacted by section 2 of Ordinance 126072, and that completed the early design guidance process before the Department made a virtual early design guidance meeting available to such project, may elect to continue to be processed through administrative design review until December 31, 2020, and shift back to the full design review process on January 1, 2021, if the project has not completed design review through the administrative design review process by December 31, 2020. This election is available regardless of whether virtual or in-person meetings become possible before December 31, 2020. If the project so elects, no new notice that the project is being processed through administrative design review is required, unless the most recent notice did not reference that the project is being processed through administrative design review.

E. Temporary provisions for affordable housing projects

1. Notwithstanding any contrary provision of Title 23, a project subject to administrative design review according to subsection 23.41.004.A.5 or a project in a Master Planned Community zone that meets the requirements according to subsection 23.41.004.A.5 shall be exempt from design review if the applicant files a complete building permit application while this ordinance is in effect, except that the applicant may elect to have the project be subject to design review notwithstanding the preceding exemption.

2. Requests for departures. If a project is exempt from design review according to subsection 23.41.004.E.1, the Director may consider requests for departures from the following development standards in Title 23:

a. Requirements for bike rooms and the quantity of bike parking;

b. Requirements for the size of parking spaces;

c. Requirements for overhead weather protection;

d. Requirements for facade openings, articulation, and modulation and art on the facades of buildings but not including limitations on structure width;

e. Requirements for the size and design of common recreational areas, amenity areas,

community rooms, and similar indoor amenities but not including any required outdoor open space;

f. Requirements related to residential uses, transparency, blank facades, and floor-to-floor height at street level, except as otherwise limited in subsection 23.41.012.B; and

g. Other similar standards as determined by the Director, not including those listed in subsection 23.41.012.B, that pertain to the interior of the building and do not affect the size of the building envelope.

3. Departures decision. Requests for departures according to subsection 23.41.004.E.2 shall be evaluated by the Director, in consultation with the Office of Housing, in light of the particular population designed to be served by the project, and may be granted by the Director as a Type I decision if the departure would not impact the overall height, bulk, and scale of the proposed building and would result in additional housing units meeting the standards of subsection 23.41.004.A.5 being constructed.

Section 2. Subsection 23.41.008.E of the Seattle Municipal Code, which section was last amended by Ordinance 126072, is amended as follows:

23.41.008 Design Review general provisions

* * *

E. Meetings of the Design Review Board

1. Notice of Design Review Board meetings shall be given as described in subsection 23.76.015.C.

2. All meetings of the Design Review Board shall be held in the evening in a location that is accessible and conveniently located in the same design review district as the proposed project, except that the East Board may meet in either the East or Central Area district; provided that the foregoing requirements of subsection 23.41.008.E.2 are suspended for meetings that do not involve in-person contact. Board meetings are open to the general public. The actions of the Board are not quasi-judicial in nature.

3. Design Review Board meetings are limited to the maximum number described in Table B for

23.41.008.

Table B for 23.41.008 Maximum number of Design Review Board meetings for certain projects		
Type of design review	Early design guidance meetings	Recommendation meeting
Full design review	2 [1,2]	1 [1,2]
Footnotes to Table B for 23.41.008 [1] There is no limit to the number of Board meetings when: The project lot is abutting or across the street from a lot in a single-family zone; The development proposal includes a Type IV or Type V Master Use Permit component as described in Chapter 23.76; or Departures are requested, unless the project applicant elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050. [2] The Director may require additional Design Review Board meetings according to subsection 23.41.008.E.4.		

4. The Director may require additional Design Review Board meetings above the maximum established in subsection 23.41.008.E.3 if the Director determines the Design Review Board needs additional time for deliberation and evaluation of a project due to the size and complexity of the site or proposed development, the amount and content of public comment, an applicant's insufficient response to previous Board direction, or at the applicant's request. If the Design Review Board cannot complete a recommendation, it shall identify reasons why another recommendation meeting is necessary.

* * *

Section 3. Subsection 23.41.014.B of the Seattle Municipal Code, which section was last amended by Ordinance 126072, is amended as follows:

23.41.014 Full design review process

* * *

B. Community outreach

1. Applicants shall prepare a community outreach plan. The outreach plan shall include, at minimum, the following outreach methods: printed, electronic or digital, and in-person; except that, while this ordinance is in effect, a high impact electronic or digital outreach method from Seattle Department of

Construction and Inspections Director's Rule 4-2018, or its successor rule, that is not already being used to meet the electronic or digital outreach requirement, shall satisfy the requirement for in-person outreach methods regardless of the contents of an outreach plan, and a project may be scheduled for an early design guidance meeting, to the extent such a meeting may be held, notwithstanding a lack of in-person outreach.

2. Applicants shall document compliance with the community outreach plan and submit documentation demonstrating compliance to the Director prior to the scheduling of the early design guidance meeting. The Director shall make the documentation available to the public. The documentation shall include:

a. A summary of the outreach completed to comply with the outreach plan, including a list and description of the outreach methods used, dates associated with each method, and a summary of what the applicant heard from the community when conducting the outreach; and

b. Materials to demonstrate that each outreach method was conducted.

3. The purpose of the community outreach plan is to identify the outreach methods an applicant will use to establish a dialogue with nearby communities early in the development process in order to share information about the project, better understand the local context, and hear community interests and concerns related to the project.

4. The Director may establish, by rule, what constitutes the community outreach plan, and how compliance with the community outreach plan must be documented.

* * *

Section 4. Subsection 23.41.016.B of the Seattle Municipal Code, which section was last amended by Ordinance 126072, is amended as follows:

23.41.016 Administrative design review process

* * *

B. Community outreach

1. Applicants shall prepare a community outreach. The outreach plan shall include, at minimum,

the following outreach methods: printed, electronic or digital, and in-person; except that, while this ordinance is in effect, a high impact electronic or digital outreach method from Seattle Department of Construction and Inspections Director's Rule 4-2018, or its successor rule, that is not already being used to meet the electronic or digital outreach requirement, shall satisfy the requirement for in-person outreach methods regardless of the contents of an outreach plan, and a project may proceed to the early design guidance process, notwithstanding a lack of in-person outreach.

2. Applicants shall document compliance with the community outreach plan and submit documentation demonstrating compliance to the Director prior to the scheduling of the early design guidance meeting. The Director shall make the documentation available to the public. The documentation shall include:

a. A summary of the outreach completed to comply with the outreach plan, including a list and description of the outreach methods used, dates associated with each method, and a summary of what the applicant heard from the community when conducting the outreach; and

b. Materials to demonstrate that each outreach method was conducted.

3. The purpose of the community outreach plan is to identify the outreach methods an applicant will use to establish a dialogue with nearby communities early in the development process in order to share information about the project, better understand the local context, and hear community interests and concerns related to the project.

4. The Director may establish, by rule, what constitutes the community outreach plan, and how compliance with the community outreach plan must be documented.

* * *

Section 5. Subsection 23.41.018.B of the Seattle Municipal Code, which section was last amended by Ordinance 126072, is amended as follows:

23.41.018 Streamlined administrative design review (SDR) process

* * *

B. Community outreach

1. Applicants shall prepare a community outreach. The outreach plan shall include, at minimum, the following outreach methods: printed, electronic or digital, and in-person; except that, while this ordinance is in effect, a high impact electronic or digital outreach method from Seattle Department of Construction and Inspections Director's Rule 4-2018, or its successor rule, that is not already being used to meet the electronic or digital outreach requirement, shall satisfy the requirement for in-person outreach methods regardless of the contents of an outreach plan, and a project may proceed to the early design guidance process, notwithstanding a lack of in-person outreach.

2. Applicants shall document compliance with the community outreach plan and submit documentation demonstrating compliance to the Director prior to the scheduling of the early design guidance meeting. The Director shall make the documentation available to the public. The documentation shall include:

a. A summary of the outreach completed to comply with the outreach plan, including a list and description of the outreach methods used, dates associated with each method, and a summary of what the applicant heard from the community when conducting the outreach; and

b. Materials to demonstrate that each outreach method was conducted.

3. The purpose of the community outreach plan is to identify the outreach methods an applicant will use to establish a dialogue with nearby communities early in the development process in order to share information about the project, better understand the local context, and hear community interests and concerns related to the project.

4. The Director may establish, by rule, what constitutes the community outreach plan, and how compliance with the community outreach plan must be documented.

* * *

Section 6. Section 23.41.020 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

23.41.020 Master Planned Community design review process

A. Scope. This Section 23.41.020 applies only to development proposals in Master Planned Community zones that do not include a request for departures. If an application in a Master Planned Community zone includes a request for departures, then the applicable design review procedures are in Section 23.41.014. For purposes of this Section 23.41.020, "highrise structure" and "non-highrise structure" are as defined in Section 23.75.020. While subsection 23.41.004.D's provisions apply, design review for development proposals in a Master Planned Community zone that include a request for departures shall be processed according to the provisions of subsection 23.41.004.D, and design review for highrise structures that are subject to this Section 23.41.020 shall be processed according to the provisions of Section 23.41.020 that apply to non-highrise structures.

* * *

Section 7. Section 23.49.036 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

23.49.036 Planned community developments (PCDs)

A. Planned community developments (PCDs) may be permitted by the Director as a Type II Land Use Decision pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

B. Public benefit priorities. The Director shall determine public benefit priorities for the PCD. These priorities shall be prepared prior to application for a Master Use Permit. They shall include priorities for public benefits listed in subsection 23.49.036.F and priorities for implementing the goals of the Comprehensive Plan, including adopted neighborhood plans for the area affected by the PCD, and a determination of whether the proposed PCD may use public right-of-way area to meet the minimum site size set forth in subsection 23.49.036.E. Before the priorities are prepared, the Director shall cause a public meeting to be held to identify concerns about the site and to receive public input into priorities for public benefits identified in adopted

neighborhood plans and subsection 23.49.036.F. Notice for the meeting shall be provided pursuant to Section 23.76.011. The Director shall prepare priorities for the PCD taking into account comments made at the public meeting or in writing to the Director, and the criteria in this Section 23.49.036. The Director shall distribute a copy of the priorities to all those who provided addresses for this purpose at the public meeting, to those who sent in comments or otherwise requested notification, and to the project proponent((.)) , except that, while this ordinance is in effect, the following provisions shall apply in lieu of the requirement for a public meeting:

1. Before the priorities are prepared, the applicant shall consult with the Department of Neighborhoods to prepare a community outreach plan for conducting public outreach to identify concerns about the site and receiving public input into priorities for public benefits identified in adopted neighborhood plans and subsection 23.49.036.F;

2. Upon approval of the outreach plan by the Department of Neighborhoods, the plan shall govern while this ordinance is in effect and the applicant shall submit to the Director documentation of the public outreach conducted and a summary of public input received;

3. The Director shall prepare priorities for the PCD taking into account comments made during public outreach or in writing to the Director, and the criteria in this Section 23.49.036; and

4. The Director shall distribute a copy of the priorities to all those who provided addresses for this purpose during public outreach, to those who sent in comments or otherwise requested notification, and to the project proponent.

* * *

Section 8. Section 23.66.030 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

23.66.030 Certificates of approval-Application, review and appeals

* * *

D. Review

1. Review when no special review board is established

a. When there is no special review board, the Department of Neighborhoods Director shall, within 30 days of a determination that an application for a certificate of approval is complete, determine whether the proposed action is consistent with the use and development standards for the district and shall, within 15 additional days, issue, issue with conditions, or deny the requested certificate of approval.

b. A copy of the Department of Neighborhoods Director's decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the Director's decision also shall be provided to any person who, prior to the rendering of the decision, made a written request to receive notice of the decision or submitted written substantive comments on the application.

2. Review when special review board is established

a. When a special review board has been established, the board shall hold a public meeting to receive comments on certificate of approval applications.

b. Notice of the board's public meeting shall be posted in two prominent locations in the district at least three days prior to the meeting.

c. The board, after reviewing the application and considering the information received at the public meeting, shall make a written recommendation to the Department of Neighborhoods Director to grant, grant with conditions, or deny the certificate of approval application based upon the consistency of the proposed action with the requirements of this Chapter 23.66, the district use and development standards, and the purposes for creating the district. The board shall make its recommendation within 30 days of the receipt of a completed application by the board staff, except that the applicant may waive the deadlines in writing for the special review board to make a recommendation or the Director of the Department of Neighborhoods to make a decision, if the applicant also waives any deadlines on the review or issuance of related permits that are under review by the Seattle Department of Construction and Inspections.

d. The Department of Neighborhoods Director shall, within 15 days of receiving the

board's recommendation, issue or deny a certificate of approval or issue an approval with conditions.

e. A copy of the decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the decision shall be provided to any person who, prior to the rendering of the decision, made a written request for notice of the decision, or submitted substantive written comments on the application.

3. Notwithstanding any contrary provision of Section 23.66.020 or Title 23, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to the process in subsection 23.66.030.D.1 rather than the process in subsection 23.66.030.D.2:

a. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, or telecommunication elements necessary for the normal operation of the site, building, or structure.

b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

c. Installation, removal, or alteration of exterior or interior signage.

d. Installation, removal, or alteration of awnings or canopies.

e. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

f. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

g. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

h. Installation, removal, or alteration of the following site furnishings: benches; movable

tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

i. Right-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

j. Installation of improvements for accessibility compliance.

Installation, removal, or alteration of fire and life safety equipment.

k. Installation, removal, or alteration of fire and life safety equipment.

l. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

m. Change of use, establishment of a new use, or expansion of use, if use is a preferred use per Chapter 23.66 or applicable district rules.

n. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

o. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

p. In the Pioneer Square Special Review District, installation of a penthouse, where the penthouse complies with the applicable Secretary of Interior Standard for Rehabilitation and National Parks Service Preservation Brief 14.

4. A decision denying a certificate of approval shall state the specific reasons for the denial and explain why the proposed changes are inconsistent with the requirements of this Subchapter I and adopted use and development standards for the district.

* * *

Section 9. Section 23.79.002 of the Seattle Municipal Code, enacted by Ordinance 126072, is amended as follows:

23.79.002 Initiation of development standard departure procedure.

A. The Seattle School District may apply for development standard departure for public school structures. Applications shall be made to the Director.

B. When demolition of residential structures is proposed, and the public school site includes land acquired for public school use after the effective date of the amendatory ordinance codified in this chapter, the Director shall initiate the process for development standard departures and the School District shall be bound by the development standard departures which are required in order to reduce demolition of residential structures.

C. Notwithstanding any contrary provision of this Chapter 23.79 or Title 23, while this ordinance is in effect, the Director shall decide on applications for development standard departures for public school structures, whether pending or filed during the foregoing period, without the participation of or a recommendation by the Development Standard Advisory Committee described in Section 23.79.004, and in lieu of a recommendation by the Development Standard Advisory Committee, the Director of the Department of Neighborhoods shall make a recommendation to the Director.

Section 10. Section 23.79.006 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

23.79.006 Notice provided for development standard departure

* * *

B. Notification of the application and formation of a Development Standard Advisory Committee and the first meeting of the advisory committee, or of the review of an application by the Department of Neighborhoods if applicable, shall be provided by the DON Director in the following manner:

1. Mailed notice;

2. Inclusion in the Land Use Information Bulletin;

3. Posting one land use sign visible to the public at each street frontage abutting the site except,

when there is no street frontage or the site abuts an unimproved street, the DON Director shall either post more than one sign or select an alternative posting location so that notice is clearly visible to the public;

4. Through the regular processes of a parents' organization, if one exists; and

5. Provision of notice to community organizations known to the DON Director as representing the local area, and to other organizations that have made a written request for notice and provided an address for notice.

Section 11. Section 23.79.010 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

23.79.010 Duties of Director

A. The Director shall determine the amount of departure from established development standards that may be allowed or required, as well as mitigating measures that may be required. The Director's decision shall be based on an evaluation of the factors set forth in subsection 23.79.008.C, the majority recommendations and minority reports of the advisory committee, or the recommendations of the Director of the Department of Neighborhoods if applicable, comment at the public hearings and other comments from the public. If the Director modifies the recommendations of the advisory committee or Director of the Department of Neighborhoods if applicable, the reasons for the modification shall be put forth in writing.

* * *

Section 12. Section 25.12.080 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.12.080 Certificate of approval.

"Certificate of approval" is written authorization which must be issued by the Board or City Historic Preservation Officer, as applicable, before any alteration or significant change may be made to the controlled features of a landmark or landmark site, or during the pendency of designation proceedings, to a site, improvement or object after its nomination has been approved by the Board for further proceedings. The term

"certificate of approval" includes written approval of a preliminary design of a project as well as its subsequent design phases as provided for in Section 25.12.680 E.

Section 13. Section 25.12.320 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.12.320 Staff-Historic Preservation Officer

The Director of the Department of Neighborhoods shall provide adequate staff support to the Landmarks Preservation Board and shall assign a member of the Department's staff to act as Historic Preservation Officer. Under the direction of the Board, the Historic Preservation Officer shall be the custodian of the Board's records, conduct official correspondence, assist in organizing and supervising the Landmarks Preservation Board, organize and supervise the Board staff and the clerical and technical work of the Board to the extent required to administer this Chapter 25.12. In addition, the Historic Preservation Officer shall:

* * *

L. While this ordinance is in effect, be responsible for review and approval of applications for certificates of approval for certain items as set forth in Title 25.

Section 14. Section 25.12.720 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.12.720 Board meeting on certificate of approval.

A. Within thirty (30) days after an application for a certificate of approval is determined to be complete, the Board shall hold a meeting thereon and shall serve notice of the meeting on the owner and the applicant not less than five (5) days before the date of the meeting. The absence of the owner or the applicant from the meeting shall not impair the Board's authority to make a decision on the application.

B. Notwithstanding any contrary provision in subsection 25.12.720.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation

Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval.

Section 15. Section 25.12.735 of the Seattle Municipal Code, enacted by Ordinance 126072, is amended as follows:

25.12.735 Development standards departures

A. An applicant seeking a certificate of approval for new multifamily, commercial or major institution development, that is not otherwise subject to design review pursuant to Section 23.41.004, may also seek land use code departures from the Landmarks Preservation Board, or the applicable Landmark District Board or Historical Commission. A Landmarks Preservation Board, or the applicable Landmark District Board or Historical Commission, may recommend granting a departure where an applicant demonstrates the departure would result in a development that better meets the requirements of Chapter 25.12, the use and development standards for the district, and the purpose for creating the district; except that while this ordinance is in effect, the recommendation on applications for departures shall be made by the City Historic Preservation Officer, without the need for action of a board or commission or a public meeting.

B. Departures may be granted from any Land Use Code standard or requirement, except for the standards or requirements described in subsection 23.41.012.B.

C. The Landmarks Preservation Board, or the applicable Landmark District Board or Historical Commission, or the City Historic Preservation Officer if applicable, shall recommend, in writing, to the

Director of the Seattle Department of Construction and Inspections whether to approve, or deny any departure.

D. Departures authorized by this Section 25.12.735 do not limit the approval of waivers or modifications of development standards permitted by other provisions of the Seattle Municipal Code.

E. The Director of the Department of Neighborhoods, in coordination with the Director of the Seattle Department of Construction and Inspections, may establish, by rule, procedures for a Landmarks Preservation Board, or the applicable Landmark District Board or Historical Commission, to review and prepare a recommendation on whether to approve or deny any requested departure.

Section 16. Section 25.16.100 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.16.100 Certificate of approval-Issuance or denial.

* * *

C. A certificate of approval shall be valid for 18 months from the date of issuance of the decision granting it unless the Director of the Department of Neighborhoods grants an extension in writing; provided however, that certificates of approval for actions subject to permits issued by the Seattle Department of Construction and Inspections shall be valid for the life of the permit, including any extensions granted in writing by the Seattle Department of Construction and Inspections.

D. Notwithstanding any contrary provision in subsection 25.16.100.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building or

structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval.

Section 17. Section 25.20.090 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.20.090 Board meeting on certificate of approval.

* * *

B. In reviewing applications, the Application Review Committee and the Landmarks Preservation Board and the Hearing Examiner shall consider: (1) the purposes of this chapter; (2) the criteria specified in Section 25.20.040; (3) any guidelines promulgated pursuant to this chapter; (4) the properties' historical and architectural value and significance; (5) the properties' architectural style and general design; (6) the arrangement, texture, material and color of the building or structure in question, and its appurtenant fixtures, including signs; (7) the relationship of such features to similar features of other buildings within the Columbia City Landmark District; and (8) the position of such buildings or structures in relation to the street or public way and to other buildings and structures.

C. Notwithstanding any contrary provision in subsection 25.20.090.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary

design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval.

Section 18. Section 25.21.110 of the Seattle Municipal Code, enacted by Ordinance 126072, is amended as follows:

25.21.110 Board meeting on certificate of approval.

* * *

B. In reviewing applications or appeals of decisions of the Board, the Board and the Hearing Examiner shall consider: (1) the purposes of this chapter; (2) the criteria specified in Section 25.21.034; (3) guidelines promulgated pursuant to this chapter; (4) the properties' historical and architectural or landscape value and significance; (5) the properties' architectural or landscape type and general design; (6) the arrangement, texture, material and color of the building or structure in question, and its appurtenant fixtures, including signs; (7) the relationship of such features to similar features within the Fort Lawton Landmark District; and (8) the position of such buildings, structures or landscape elements in relation to public property and to other buildings, structures and landscape elements.

C. Notwithstanding any contrary provision in subsection 25.21.110.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and

security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted

and approved in the preliminary design certificate of approval.

Section 19. Section 25.22.110 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.22.110 Board meeting on certificate of approval.

* * *

B. In reviewing applications or appeals of decisions of the Board, the Application Review Committee, the Landmarks Preservation Board and the Hearing Examiner shall consider: (1) the purposes of this chapter; (2) the criteria specified in Sections 25.22.040 through 25.22.060; (3) guidelines promulgated pursuant to this chapter; (4) the properties' historical and architectural or landscape value and significance; (5) the properties' architectural or landscape type and general design; (6) the arrangement, texture, material and color of the building or structure in question, and its appurtenant fixtures, including signs; (7) the relationship of such features to similar features within the Harvard-Belmont Landmark District; and (8) the position of such buildings, structures or landscape elements in relation to the street or public way and to other buildings, structures and landscape elements.

C. Notwithstanding any contrary provision in subsection 25.22.110.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and

security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted

and approved in the preliminary design certificate of approval.

Section 20. Section 25.24.070 of the Seattle Municipal Code, last amended by Ordinance 126072, is amended as follows:

25.24.070 Issuance of certificate of approval.

* * *

B. A certificate of approval for a use shall be valid as long as the use is authorized by the applicable codes. Any other type of certificate of approval shall be valid for 18 months from the date of issuance of the decision granting it unless the Director of the Department of Neighborhoods grants an extension in writing; provided however, that certificates of approval for actions subject to permits issued by the Seattle Department of Construction and Inspections shall be valid for the life of the permit issued by the Seattle Department of Construction and Inspections, including any extensions granted by the Seattle Department of Construction and Inspections in writing.

C. Notwithstanding any contrary provision in subsection 25.24.070.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Commission or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Commission review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval.

Section 21. Section 25.30.090 of the Seattle Municipal Code, enacted by Ordinance 126072, is amended as follows:

25.30.090 Board meeting on certificate of approval

* * *

B. In reviewing applications or appeals of decisions of the Board, the Board and the Hearing Examiner shall consider:

1. The purposes of this chapter;

2. The criteria specified in Section 25.30.040;

3. Guidelines promulgated pursuant to this Chapter 25.30;

4. The properties' historical and architectural or landscape value and significance;

5. The properties' architectural or landscape type and general design;

6. The arrangement, texture, material, and color of the building or structure in question, and its appurtenant fixtures, including signs;

7. The relationship of such features to similar features within the Sand Point Naval Air Station Landmark District; and

8. The position of such buildings, structures, or landscape elements in relation to public property and to other buildings, structures, and landscape elements.

C. Notwithstanding any contrary provision in subsection 25.30.090.A or Title 25, while this ordinance is in effect, applications for certificates of approval, whether pending or filed during the foregoing period, for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar

mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.

13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are

sympathetic to and do not destroy historic building materials.

15. Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval.

Section 22. When meetings of the International Special Review District Board, Landmarks Preservation Board and other Historic, Landmarks, and Special Review District Boards and Commissions resume, the Council requests that those boards and commissions apply an equity lens and prioritize projects without strong community opposition in scheduling their agendas, to the extent possible taking into account existing rules and regulations.

Section 23. Sections 1 through 22 of this ordinance shall be automatically repealed without subsequent Council action 180 days after the termination of the civil emergency proclaimed by the Mayor on March 3, 2020.

Section 24. 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 _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

_____

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

_____

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

_____

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Construction and Inspections	Mike Podowski /206-386-1988	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 review decision and meeting procedures; temporarily modifying and suspending procedures in Titles 23 and 25 of the Seattle Municipal Code and amending Chapters 23.41, 23.49, 23.66, 23.79, 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 of the Seattle Municipal Code.

Background:
The Seattle City Council adopted, and the Mayor signed, Ordinance 126072 to facilitate virtual meetings and virtual public outreach, allow projects to elect to be processed through administrative design review while the Seattle Department of Construction and Inspections (SDCI) and the Department of Neighborhoods (DON) set up a system for virtual public meetings, and allow various processes related to historic preservation to be handled administratively in recognition of the reduced capacity of the relevant boards when holding virtual meetings. Ordinance 126072 will expire on October 25, 2020. In light of the continuing COVID-19 pandemic, the need for provisions to address many of the matters addressed by Ordinance 126072 remains.

Summary:
This legislation would extend temporary process changes that are set to expire on October 25, 2020 in Title 23 and Title 25 SMC, to be in effect until 180 days after the termination of the civil emergency proclaimed by the Mayor on March 3, 2020. Extending these provisions will address the ongoing pandemic and will avoid potential public health risks from in-person contact; allow development to continue to minimize economic impacts; and address urgent housing needs; and allow the City time to resolve technical issues that arise as it begins holding virtual meetings. The legislation includes extension of the following process changes:

1. Allow certain development projects that would normally be reviewed by the Design Review Board, and that previously elected to be reviewed through Administrative Design Review (ADR), to elect to continue to be reviewed by SDCI staff through ADR if (1) SDCI could not provide a virtual meeting for the project prior to this ordinance taking effect, in which case the project could continue in ADR until SDCI is able to provide a virtual meeting (this allowance would be available until December 31, 2020); or (2) the project completed the early design guidance process before SDCI could make a virtual early design guidance meeting available, in which case the project could continue in ADR until December 31, 2020.
2. Expedite the production of affordable housing by exempting publicly-funded affordable housing projects from Design Review if the project applicants are ready to submit a

complete building permit application within the next 18 months, and allow the SDCI Director to waive or modify certain development standards for those projects.
3. Allow developers preparing for Design Review to conduct their required Early Community Outreach via electronic or digital methods instead of in-person outreach methods.
4. Allow developers of proposals for Planned Community Developments to conduct other types of public outreach instead of having in-person public meetings.
5. Allow DON staff to review requests for certain alterations/modifications of City landmarks and buildings within Special Review Districts, Landmark Districts, and Historical Districts, as well as requests for development standard departures for City landmarks.
6. Allow DON staff to review requests for flexibility from development standards by public schools.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

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

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 other impacts have been identified.

Is there financial cost or other impacts of *not* implementing the legislation?

If this legislation is not approved, certain development projects will be unable to proceed through the development process during the COVID-19 emergency; this will cause delay and potential cancellation of these projects, including affordable housing. The result is likely to be a delay and/or loss of related real estate excise tax collections.

4. OTHER IMPLICATIONS

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

This legislation affects the Seattle Department of Construction and Inspections as well as the Department of Neighborhoods. These two departments would continue the administrative review that would normally be conducted by the Design Review Board, Special Review District boards, Landmark District boards, Historical District boards and various other ad-hoc boards, commissions, and committees.

b. Is a public hearing required for this legislation?

Yes. The City Council Land Use and Neighborhoods Committee will hold a public hearing on this legislation.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

This legislation does not require landlords or sellers of real property to provide information regarding the property to a buyer or tenant.

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

Yes. SDCI will publish a notice of the public hearing in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

This legislation affects applications for development across many areas of the city.

f. 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?

This legislation will allow housing construction, including affordable housing construction, to continue through the City permitting process and avoid delays due to the COVID-19 emergency. Communities of color are disproportionately burdened by increasing housing costs, and addressing housing affordability issues is an important piece of the City's RSJI work.

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).

This legislation does not include a new initiative or major programmatic expansion. This legislation temporarily extends permit review processes to accommodate permit reviews during the COVID-19 pandemic.

List attachments/exhibits below: None.

Seattle Department of Construction & Inspections

Date: August 3, 2020
To: Councilmember Dan Strauss, Chair, Land Use and Neighborhoods Committee
From: Mike Podowski, Manager (SDCI); Sara Belz, Manager (DON)
Subject: Proposal to extend Ordinance 126072

Proposal Summary
This proposal would extend temporary process changes that are set to expire on October 25, 2020, in Title 23 and Title 25 SMC, to be in effect until 180 days after the termination of the civil emergency proclaimed by the Mayor on March 3, 2020. Extending these provisions in response to the ongoing pandemic will avoid potential public health risks from in-person contact, allow development to continue to minimize economic impacts, address urgent housing needs, and allow the City time to resolve technical issues that arise as it begins holding virtual meetings.

Background
In April 2020, the Seattle City Council adopted, and the Mayor signed, Ordinance 126072 to facilitate virtual meetings and virtual public outreach, allow projects to elect to be processed through administrative design review while SDCI set up a system for virtual public meetings, and allow various processes related to historic preservation and public school departures to be handled administratively in recognition of the reduced capacity of the relevant boards when holding virtual meetings.

Ordinance 126072 will expire on October 25, 2020. In light of the continuing COVID-19 pandemic and the ongoing need for virtual meetings of the City's regulatory boards, several of the provisions included in Ordinance 126072 require extension beyond October 25.

Proposed Amendments
The proposal would extend the provisions of Ordinance 126072 with minimal changes to clarify application and interpretation consistent with the City Council's original intent in adopting the ordinance. The proposal includes the following:

<u>Design Review</u>

- Allows virtual meetings to continue.
- Allow applicants meeting certain milestones to elect administrative review until December 31, 2020. (explained in more detail in the table below).
- Exempts affordable housing projects from Design Review and allows the SDCI Director to permit modifications to certain development standards.
- Allows electronic and other methods to substitute for in-person early community outreach.
- Allow administrative review of certain permit applications at SHA's Yesler Terrace Community.

<u>Historic Preservation</u>

Allow administrative review of certain applications within the Pioneer Square, Ballard Avenue, Columbia City, Ft. Lawton, Harvard-Belmont, Pike Place Market, Sand Pt. Naval Air Station, and International Special Review Districts.

<u>Public School Departures</u>

Allow administrative review of applications for development standard departures for public school structures.

Planned Community Developments

Allow developers of proposals for Planned Community Developments (a downtown master planning process that allows development potential to be move across blocks when public benefits are provided) to conduct other types of public outreach instead of having in-person public meetings.

Major differences between the original ordinance and the proposal are summarized below:

Summary Comparison of Ordinance 126072 and the Proposal	
Ordinance sections in Ordinance 126072 that are changed in the proposal	**Intent of the Proposal**
Section 2 (Section 1 of the new ordinance) related to a permit applicant's option to be reviewed through Administrative Design Review	The original emergency ordinance temporarily allowed applicants to elect to be reviewed through Administrative Design Review (ADR) rather than by the Design Review Board for the duration of the six-month legislation. The proposal would allow projects that previously elected to be reviewed through ADR to continue to be reviewed through ADR through December 31, 2020 if: (1) SDCI could not provide a virtual meeting for the project prior to this ordinance taking effect; or (2) the project completed the early design guidance process before SDCI could make a virtual early design guidance meeting available. It would also clarify that public notice is required for an election to be reviewed through ADR, if such notice has not already been given.
Effective time period of the proposal (Section 23 of the new ordinance)	The original emergency legislation is effective for six months; the new proposed bill would be effective until six months after the termination of the civil emergency proclaimed by the Mayor on March 3, 2020. The pandemic is likely to continue for some time. This approach would allow the City Council to attend to other matters while permit review processes continue via virtual meetings, or in-person meetings when they become possible, and administrative review of certain matters in recognition of the difficulties created by the pandemic.
Ordinance sections in Ordinance 126072 that are omitted in the proposal	**These provisions largely related to the historic preservation program are no longer needed.**
Sections 15-18, 29, 30	No longer applicable – These sections were written to address immediate administrative and procedural challenges posed by the COVID-19 outbreak that can now be addressed via virtual meetings.

Closing

SDCI and DON recommend that the City Council adopt legislation to extend Ordinance 126072. Thank you for considering this legislation. We are available to answer any questions you may have.

Memo

Date: July 22, 2020
To: Seattle City Council
From: Seattle Department of Construction & Inspections (SDCI)
Seattle Department of Neighborhoods (DON)
Subject: Update on Virtual Design Review, Historic Preservation and Major Institution Board and Committee Meetings (Ordinance 126072)

This memo serves as an update on the work being done by SDCI to hold virtual Design Review Board meetings while still under the COVID-19 public health emergency, as outlined in Ordinance 126072. An update on DON's work to launch virtual meetings of the City's historic preservation boards and major institution advisory committees is also provided.

Virtual Design Review Board meetings (SDCI)

SDCI recognizes and values the importance of public and community engagement in the Design Review process and wants to ensure that we are setting up the best available virtual platform for that to occur. This will include plain language instructions for the general public on joining and participating via written and audio comments (if possible) in our online meetings, which will be added to the public notices and the Design Review website. SDCI is also re-launching our updated Shaping Seattle mobile-first map application in July which is a robust tool designed for community use to understand the permitting process, with an emphasis on Design Review projects.

The challenges of holding virtual Design Review Board meetings are threefold: 1) the volume of Board meetings is significant, 2) the ability to replicate the nuances and interactions of a typical Board meeting to ensure an efficient and constructive meeting which involve multiple external parties with designated speaking/presentation roles and 3) identifying the expertise and designated staffing necessary to run the technology during these meetings. The eight Design Review Boards (including 42 board members) meet twice monthly Mondays through Thursdays for a total of approximately 192 meetings per year.

We are steadily working towards the goal of virtual Design Review Board meetings and have spent time investigating the three available platforms: Skype, MS Teams, and (more recently) Webex. After gathering the various requirements needed to identify the best technology platform (see Attachment 1), it was determined that Skype was insufficient for meeting our requirements and MS Teams involved several logistical issues that affected the ability for us to establish a replicable model that can meet the frequency of our meetings. Fortunately, Seattle IT accelerated the procurement of Cisco Webex platform which was deployed citywide on June 18th. We believe that this platform will best satisfy the requirements needed for our meetings (see Attachment 2: Table Comparing Virtual Meeting Platform Options and Attachment 3: Seattle IT Design Review Online Meeting Decision Paper). Additionally, and critical to the success of this pilot, SDCI is in the process of hiring technical staffing resources to run the technology during all board meetings, allowing staff and the Board to focus on the meeting substance. This part time, temporary position will set up the online meetings and pilot the technology during each of these meetings. This will allow the single SDCI Land Use Planner that currently attends and co-facilitates the meetings with the Board chair to continue to focus on the meeting agenda and content.

Our intent is to launch Design Review virtual meetings as a pilot effort with selected projects in early August allowing us to assess, learn and adjust our practices accordingly as we grow towards the full Design Review Board calendar capacity.

Virtual meetings of historic preservation boards and major institution advisory committees (DON)

Pursuant to Ordinance 126072, DON is preparing to launch virtual meetings of the City's historic preservation boards and major institution advisory committees, and successfully held the first Landmarks Preservation Board meeting on July 1. Like SDCI, DON staff reviewed multiple online meeting platforms and determined Cisco Webex best satisfies the procedural requirements of its boards and committees; however, alternative solutions to address closed-captioning and language translation needs are still being explored. DON also anticipates using Microsoft Forms to collect public comment at meetings.

DON is also working to identify staffing resources for every historic preservation board and major institution advisory committee meeting. Most of DON's boards and committees are supported by just one staff person who is responsible for facilitating proceedings, maintaining records of decisions, and serving as a technical advisor to board members and project applicants. Fulfilling all of these roles while simultaneously managing new IT infrastructure is more than one person can feasibly handle. Additionally, the number of meetings scheduled each month (often more than a dozen across Historic Preservation and Major Institutions and Schools programs), the length of the meetings, and existing pressures on staff capacity impede DON's ability to assign multiple staff to each meeting.

IT Requirements Gathering for Virtual Design Review Board Meetings

REQUIREMENTS	
SDCI Instructions Webpage	• Short URL • Links to conference/meeting application • Displays instructions on the process for attending on-line meetings

Conferencing Application	• Stable and reliable platform – meetings cannot exceed 90 minutes, nor can they be rescheduled due to technical issues
	• Allows attendees to connect via PCs, laptops, cell phones, and iPads
	• Allows attendees the option to join on-line or via telephone call
	• Allows for more than one attendee with facilitator/moderator permissions – as host can bestow host permission on someone else, person scheduling the meeting will be host by default
	• Attendees can be granted presentation permission – i.e. "share screen" or "share file"
	• Allows for non-City email addresses to present
	• E-Sign-in sheet is provided for attendees
	• E-Sign-in indicates whether attendee intends to comment
	• Data from E-Sign-in sheet can be exported to a CSV or similar format
	• Supports at least 100 attendees without performance degradation
	• Automatically mutes audience upon entry to meeting
	• For public commenters, method for queuing and alerting attendees about their turn to speak
	• Attendees are not on video, audio only
	• Provides visual indication of which attendee is speaking
	• Facilitator(s)/Moderator(s) can mute/~~unmute~~ specific audience members
	• Meetings can be recorded as audio only or as audio and video.
	• Audio recordings are in a standard (no proprietary) format
	• Attendee permissions:
	  o Board and SDCI – full control
	  o Applicants – need to be able to present and then muted during Board deliberations, able to ask clarifying questions only during deliberations
	  o Public – no controls, muted until queued up to speak, , able to ask clarifying questions only during deliberations

WORK THAT NEEDS TO BE COMPLETED/DECISIONS TO BE MADE PRIOR TO THE 1ST MEETING	
Preparation	• Create SDCI web page with instructions on how to join meetings • Create bitly link or shortened website link • Updates to existing Design Review webpage to include instructions for meeting • Communications to Public about new meeting process • Determine tech staff member(s) who will be • Develop and confirm IT process for "Help Desk" in case technical issues arise • Set up Board members and SDCI staff with log-ins to meeting application

	• Develop procedure for Public comments during the meeting or how to submit written comments prior to the beginning of the meeting • Link to existing Design Review webpage: http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/ • Link to existing annual meeting calendar http://www.seattle.gov/Documents/Departments/SDCI/About/DesignReviewMeetingCalendar.pdf	
Public Notice	• Include meeting instructions website link on the Public Notice • Include additional instruction sheet for online meetings	
300' Notice	• Include additional instruction sheet for online meetings	
Yellow Placard	• Include website link to meeting notice instructions	
MEETINGS		
Agenda	• Electronic version of agenda • 2 versions: Downtown Board and all other Boards	
Audience	• Board Members – up to 6 people, non-City • SDCI Staff- 1-2 people • Applicants –1-3 people (names may not be known prior to the meeting) • Public Attendees – up to 100 people	Board and SDCI – full control Applicants – need to be able to present Public – no controls, muted until queued up to speak
Meeting	1. Electronic sign-in sheet for Public Attendees 2. Technician starts meeting, starts audio recording, acts as timekeeper, Applicants and Public attendees muted 3. SDCI Staff – opening remarks, 10 mins 4. Board Chair – introductions and opening remarks, 10 mins 5. Applicant – presentation, 20-25 mins 6. Board – 10 minutes of clarifying questions 7. Public comments – 20-25 mins, need to limit 1 person speaking at a time, written comments that are submitted are read aloud by Board Chair? SDCI Staff? Technician? 8. Board deliberates – all other attendees are muted 9. Board Chair summarizes decision 10. Board Chair closes questions 11. SDCI Staff (?) makes closing comments 12. Technician closes on-line meeting 13. Technician copies audio recording to SDCI directory- upload to Accela record 14. Technician provides sign-in sheet to SDCI (will be added to Parties of Record list) 15. Meeting Report is uploaded to Accela	

	16. Report is emailed to all people that were signed in as Parties of Record
TBD	
Still Need to Research/ Make Decisions	1. Setting expectations: the presentation by the Applicant(s) will not be easily viewable on smartphones. How does this get communicated to the Public? On the website with meeting instructions? As part of the information that will go out with the Public Notices? Should applicants be required to format their presentations to fit mobile devices? 2. What does the electronic sign-in sheet look like? Public Attendees must sign-in with email or only with email if they want to be on Parties of Record list? 3. Process for getting electronic version of the package to the Board members for review. Does a hardcopy also need to be distributed ahead of the meeting? Is there a file size limitation that can be distributed via email? Should the package be distributed via some other method? 4. How do we determine who would like to speak during the Public Comment period? 5. How are written comments submitted? 6. During Board deliberations, what is the process if someone needs to make a clarifying statement? (when Board is misunderstanding something in the presentation) 7. Focus on equity issues – needs to be addressed 8. Paper copies of packet very expensive to produce – how make sure that person is in category of not having other options 9. When do libraries open in Seattle? 10. How to deal with physical models and materials boards. 11. Meeting CANNOT go over 2 hours. Redmond meeting issues: materials board, 1hr mtg took 3 hrs 12. What are our Plan Bs for connectivity issues, tech issues, etc.? Big deal to have to reschedule

Virtual Meeting Matrix	X = No O = Yes						
	Requirement	**Skype**	**MS Teams Meeting**	**MS Teams Events**	**WebEx**	**WebEx Events**	**Comments**
Conferencing Application	Stable and reliable platform – meetings cannot exceed 90 minutes, nor can they be rescheduled due to technical issues	X	X	X	O	O	
	Allows attendees to connect via PCs, laptops, cell phones, and iPads	O	O	O	O	O	
	Allows attendees the option to join on-line or via telephone call	O	X	X	O	O	Teams meetings require special license for dial-in; potentially capable but limited
	Allows for more than one attendee with facilitator/moderator permissions – as host can bestow host permission on someone else, person scheduling the meeting will be host by default	O	O	O	O	O	
	Attendees can be granted presentation permission – i.e. “share screen” or “share file”	O	O	X	O	O	
	Allows for non-City email addresses to present	O	O	X	O	O	
	E-Sign-in sheet is provided for attendees	X	X	X	X	X	Can require email registration to sign in and then export the link
	E-Sign-in indicates whether attendee intends to comment	X	X	X	X	X	Webex: can set up questions as part of registration process
	Data from E-Sign-in sheet can be exported to a CSV or similar format	X	O	O	O	O	
	Supports at least 100 attendees without performance degradation	X	X	O	O	O	
	Automatically mutes audience upon entry to meeting	O	O	O	O	O	
	For public commenters, method for queuing and alerting attendees about their turn to speak	X	O	X	O	O	Solution would require process not included within application
	Attendees are not on video, audio only	O	O	O	O	O	
	Provides visual indication of which attendee is speaking	O	O	O	O	O	
	Facilitator(s)/Moderator(s) can mute/~~unmute~~ specific audience members	O	O	X	O	O	Speakers may have to unmute themselves--can be prompted to do so
	Meetings can be recorded as audio only or as audio and video.	X	X	X	?	O	Can possibly record audio from separate app
	Audio recordings are in a standard (no proprietary) format	X	X	X	O	O	MP4
	Attendee permissions: Board and SDCI – full control	O	X	X	O	O	MS Teams: full control with seattle.gov email address only
	Attendees: Applicants – need to be able to present	O	O	X	O	O	MS Teams: Presenter permissions with seattle.gov email address only
	Attendees: Public – no controls, muted until queued up to speak	O	O	X	O	O	MS Teams Events: No mic capabilities for attendees

	Closed captioning available	X	X	X	O	O	MS Teams Events: Closed captioning available in recordings. WebEx: Closed captioning still coming (Events does after meeting)
	Translation services available	X	X	O	X	X	MS Teams Events: Available during playback of recordings
Meeting	Board deliberates – all other attendees are muted	O	O	O	O	O	
	Technician copies audio recording to SDCI directory- upload to Accela record	O	O	O	O	O	Only if audio recording is available
	Technician provides sign-in sheet to SDCI (will be added to Parties of Record list)	X	O	O	O	O	Can send attendee list - is this different than a sign-in sheet?
Still Need to Research/ Make Decisions	Setting expectations: the presentation by the Applicant(s) will not be easily viewable on smartphones. How does this get communicated to the Public? On the website with meeting instructions? As part of the information that will go out with the Public Notices? Should applicants be required to format their presentations to fit mobile devices?						All applications have dynamic formatting during screen-sharing, no additional formatting necessary.
	What does the electronic sign-in sheet look like? Public Attendees must sign-in with email or only with email if they want to be on Parties of Record list?						Settings can be created for meeting requiring that no one log in "anonymously"
	How do we determine who would like to speak during the Public Comment period?			X			Teams and WebEx have "raise hand" feature which moderator can call on, and announce next person on deck to prepare. MS Teams Events do not allow attendees to speak
	During Board deliberations, what is the process if someone needs to make a clarifying statement? (when Board is misunderstanding something in the presentation)	X		X			Can use raise hand feature for all except Skype and MS Teams Events
	Focus on equity issues – needs to be addressed						Ability to review plan sets via video conference is not feasible. Access needed for those without computers, tablets, or smartphones
	Meeting CANNOT go over 2 hours. Redmond meeting issues: materials board, 1hr mtg took 3 hrs						Will require timekeeper
	What are our Plan Bs for connectivity issues, tech issues, etc.? Big deal to have to reschedule						Potentially setting up duplicate meeting in alternate app, which would lose some functionality

Seattle IT

DECISION PAPER

Date

June 8, 2020

Prepared by

Patricia Palmer, Project Manager, PREP Phase III, with input from Danielle Priest

Decisions to be made

Select a new process to be followed for Design Review Board meetings that allows for them to be conducted online instead of in person as a response to COVID-19. Select a video conferencing platform which is essential for administering these meetings online.

Background

The City of Seattle's design review process requires that certain new construction projects undergo a discretionary review of the siting and design of new development. Design review is a key required element in the application process.

For projects requiring design review, the Design Review Board convenes public meetings at least twice for projects that are required to go through the Full Design Review process. Without these public meetings, progress cannot be made on project applications.

There are eight review boards, each one focusing on a specific geographical region in the city. Meetings are held at locations throughout the city. Each board is scheduled to meet twice a month and to hold quarterly training sessions.

As a result of the COVID-19 pandemic, significant changes had to be made in the way that SDCI and the public do business together. The City Council recently passed legislation mandating development of a solution that will allow the design review process to continue, while adhering to the city and county guidelines for safely conducting business.

Assumptions

- Public engagement is a critical component to the design review process and it is important that we not only provide opportunities for this engagement but also ensure that the public feel that their time is spent in a meaningful manner.

SDCI has a vested interest in continuing the design review process.

- COVID-19 shutdowns will continue to impact business with the City of Seattle.
- This decision will not impact any existing online conferencing systems used by SDCI.
- The action items listed at the end of this document will be completed prior to implementation of selected solution.

Options

1. **Use video conferencing applications currently offered by Seattle IT.** Skype and Microsoft Teams are the two video conferencing options currently in production and available for use for online meetings.
    a. **Pros.**
        i. Applications are in place and ready for use.
        ii. SDCI staff have been trained in the use of the applications.
        iii. Common platforms that are likely familiar to public users.

iv. Can be implemented without additional IT support.

b. **Cons.**
   i. Known connection issues (ex: busy signals, dropped calls, performance degradation depending upon network being used by presenters).
   ii. Limitations with existing functionality (ex: issues with non-City email addresses as participants)
   iii. Additional staffing needed to facilitate the online meetings.

2. **Use the new Webex Events video conferencing application.** Take advantage of Seattle IT's early adopter process to roll-out the recently added Webex Meetings offering.
   a. **Pros.**
      i. Additional available support by IT during early adopter phase.
      ii. Application that is well established for video conferencing functionality and stability.
      iii. Robust feature set may more solidly support the requirements.
   b. **Cons.**
      i. Early adopter status means that system issues may not have been uncovered yet.
      ii. Additional staff training needed.
      iii. Possible longer timeline to implement.
      iv. Managing the meetings will require technical administrators and communications outside of the scope of availability of current staff. Initial projections indicate the need for 2 term-limited temporary assignments to support this effort fully.

3. **Research third party design review process applications.** Create a project specifically to find and do an analysis of possible third-party applications specializing in the design review process. As part of the analysis, search for applications that also support video conferencing, and possibly integrate with Accela.
   a. **Pros.**
      i. Possibility of finding an all-in-one solution.
      ii. Supports the City's goal of "one City, one system" for permitting
   b. **Cons.**
      i. Research phase will significantly add to the timeline of solution implementation.
      ii. Research may not result in any products suitable for implementation.
      iii. If one or more products are identified, purchasing phase will increase the timeline
      iv. Implementation phase will add to the timeline
      v. Significant additional staff training needed.

Recommendation

The recommended approach is to implement Option 2 and execute a pilot launch. SDCI would be able to take advantage of the early adopter roll-out for Webex Events, an internationally established video conferencing platform .

Action Items Needing Decision Prior to Roll-out:

1. SDCI needs to examine the Racial Equity Toolkit and apply it to this project. There are concerns about equity in access to participate in this public process that need to be further examined and mitigated.
2. A key component of the board meetings is the project presentation by applicants. It is unlikely that the presentation materials will be viewable on smartphone screens. How will SDCI provide access to presentation materials?
   a. Option 1: set the expectation that, for full access to the presentation, attendees will need to use a tablet or other larger screened device.
   b. Option 2: provide hardcopies of the presentation to attendees that only have access to smartphones.

c. Option 3: require applicants to format presentation materials so that they are viewable across an assortment of mobile devices.

3. A second key component of the board meetings is display of physical models and materials boards. How will board members, and possibly the public, be able to review these work products?
4. SDCI staff currently involved with the design review process will not be able to run the online meeting. What additional technical staff members will be assigned as application facilitators? Tasks would include starting and managing the meeting application, managing the participant/speaker queue, assisting with support for technical issues, and acting as meeting timekeeper.
5. Meetings are very difficult to reschedule. What is the backup plan for online meetings that cannot be completed online due to technical issues?

Action Items to be Completed Prior to Roll-out:

1. Prepare and execute an approved communication plan.
2. Deploy the WebEx Meetings application.
    a. Pilot testing with SDCI design review staff.
    b. Application testing with meetings of 100+ attendees.
    c. Set up for all currently active board members.
    d. Training for SDCI staff involved with the design review process.
    e. Training for active board members.
3. Prepare instructions for attending meetings online.
4. Update all public facing communications with the link to the meeting instructions (ex: public notices, DJC, SDCI website, Tips).
5. Define the process for providing the meeting presentation package to board members prior to the meeting. File size may prevent distribution by email.
6. Create an electronic participant sign-in sheet that works with Webex Events.
7. Define the process for how participants will be able to share written and verbal public comments during the meeting. This needs to include how participants can provide input when clarification is needed during board deliberations.

High Level Roll-out Schedule

6/8 - 6/24	Decisions / Deploy Webex Events / Create temporary employee assignments (2)
6/15 - 7/20	Communication Plan / Application Testing / Hire temporary employees
6/22 - 7/24	Website and Public Facing Information Updates / Training
7/6 - 7/13	Deadline to Notice Board Meetings for Week of 7/27
8/3 - 8/7	First Available Week of Board Meetings
8/15 - 8/30	Follow-up / Updates to Process and Communications

Land Use Process Legislation

Photo by John Skelton

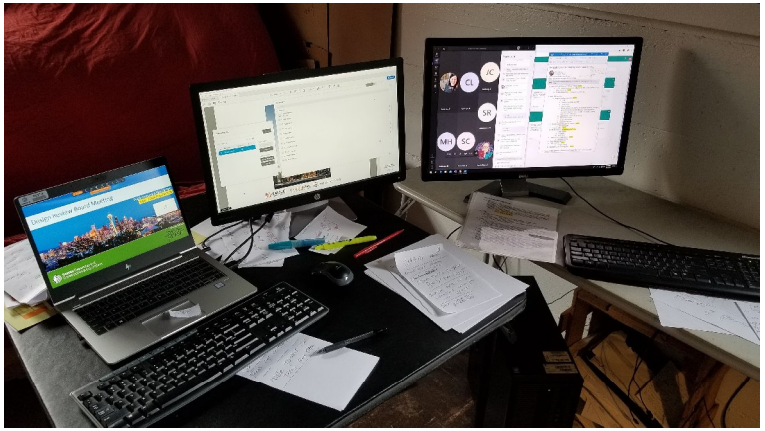
Seattle Department of Construction & Inspections

Land Use and Neighborhoods Committee

September 9, 2020

Presentation

- Introduction
- Ordinance 126072
- Status of virtual meetings & administrative reviews
- Proposal to extend

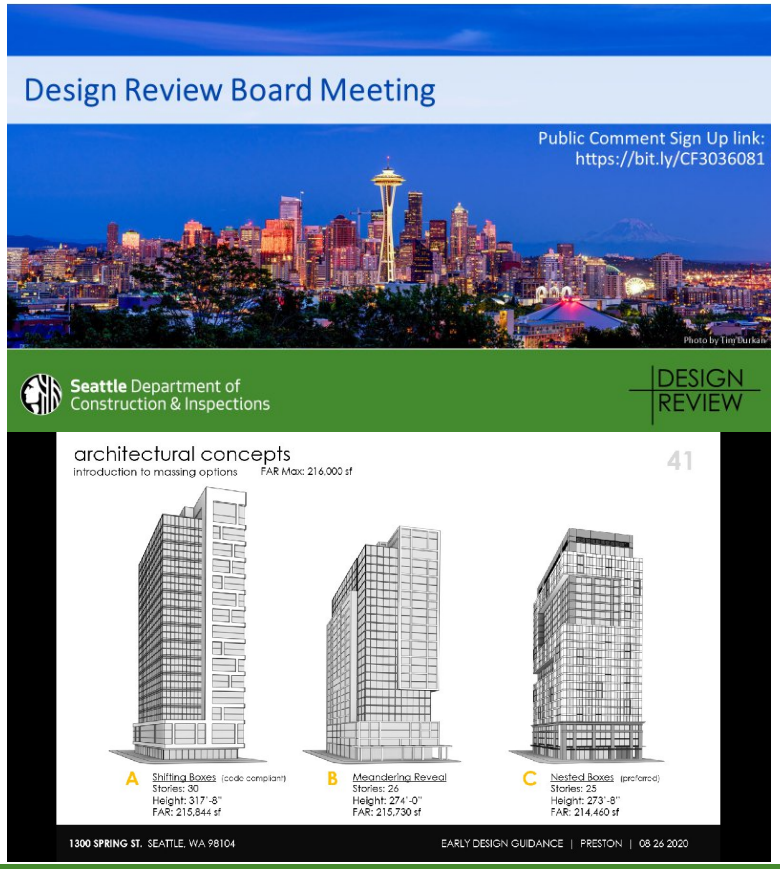


Ordinance 126072

- Put in place in April 2020 in response to COVID-19, expires in October 2020
- Allows virtual meetings and virtual public outreach
- Allows design review projects to elect to be processed through administrative review while SDCI set up a system for virtual public meetings
- Allows historic preservation and public school departure reviews to be handled administratively due to reduced capacity of boards when holding virtual meetings
- Allows Historic Preservation Program staff to issue Administrative Certificates of Approval for a select list of minor alterations to Landmarks and Historic Districts

Status: Virtual Meetings & Administrative Review

- Design Review
- Historic Preservation Board and Commissions
- Public School Departures



Proposal to Extend Provisions of Ord 126072

Design Review

- Allow virtual meetings
- Allow applicants meeting certain milestones to elect administrative review until December 31, 2020
- Exempt affordable housing projects from Design Review and allow the SDCI Director to permit modifications to certain development standards
- Allow electronic and other methods to substitute for in-person early community outreach
- Allow administrative review of certain permit applications at SHA's Yesler Terrace Community

Proposal to Extend cont'd

Historic Preservation

Allow administrative review of Certificate of Approval applications for landmarks, and within the Pioneer Square, Ballard Avenue, Columbia City, Ft. Lawton, Harvard-Belmont, Pike Place Market, Sand Pt. Naval Air Station, and International Special Review Districts

Public School Departures

Allow administrative review of applications for development standard departures for public school structures

Planned Community Developments

Allow developers to conduct other types of public outreach instead of having in-person public meetings (a downtown process for multi-block developments with public benefits)

Minor Changes from Ordinance 126072

- Original ordinance allowed applicants to elect to be reviewed through Administrative Design Review (ADR)
- Proposal would allow projects that previously elected to be reviewed through ADR to continue to be reviewed through ADR through December 31, 2020 if:

  (1) SDCI could not provide a virtual meeting for the project prior to this ordinance taking effect; or

  (2) the project completed the early design guidance process before SDCI could make a virtual early design guidance meeting available

- Proposal would clarify that public notice is required for an election to be reviewed through ADR, if notice has not already been given

Questions?

Mike Podowski
mike.podowski@seattle.gov
(206) 290-1596

Lisa Rutzick
lisa.rutzick@seattle.gov
(206) 386-9049

www.seattle.gov/sdci

Sara Belz
sara.belz@seattle.gov
(206) 684-8696

www.seattle.gov/don

SEATTLE CITY COUNCIL
CENTRAL STAFF

September 22, 2020

M E M O R A N D U M

To: Land Use and Neighborhoods Committee
From: Ketil Freeman, Analyst
Subject: Council Bill 119877 – Land Use and Historic Preservation Procedures During the COVID-19 Civil Emergency

On September 23, the Land Use and Neighborhoods (LUN) Committee will hold a public hearing and may make a recommendation on Council Bill (CB) 119877. CB 119877 would extend some temporary modifications to land use and historic preservation processes initially approved through Ordinance 126072. Among other things, CB 119877 would:

- Allow projects, otherwise subject to full design review that elected to be processed under administrative design review, to continue with administrative design review until December 31, 2020;
- Continue the exemption for affordable housing projects from design review until 180 days after the Mayor terminates the COVID-19 civil emergency; and
- Allow other land use and historic preservation approvals, which would otherwise require in-person meetings, to continue to be reviewed administratively until 180 days after the Mayor terminates the COVID-19 civil emergency.

This memorandum: (1) provides more detail on the number and location of design review projects that have been and could continue to be processed administratively, if CB 119877 is approved, and (2) sets out two amendments Chair Strauss may propose.

Location and Number of Design Review Projects

At the initial briefing, the Committee asked for more detail on the number of projects otherwise subject to full design review that have been reviewed administratively and the number of project in early design guidance that could continue administrative review, if CB 119877 is approved. Those projects are shown by design review board district, zone category, and urban village on Attachment 1 to this memo. Forty-seven projects are in the design review recommendation phase and twenty projects are in early design guidance.

Amendments

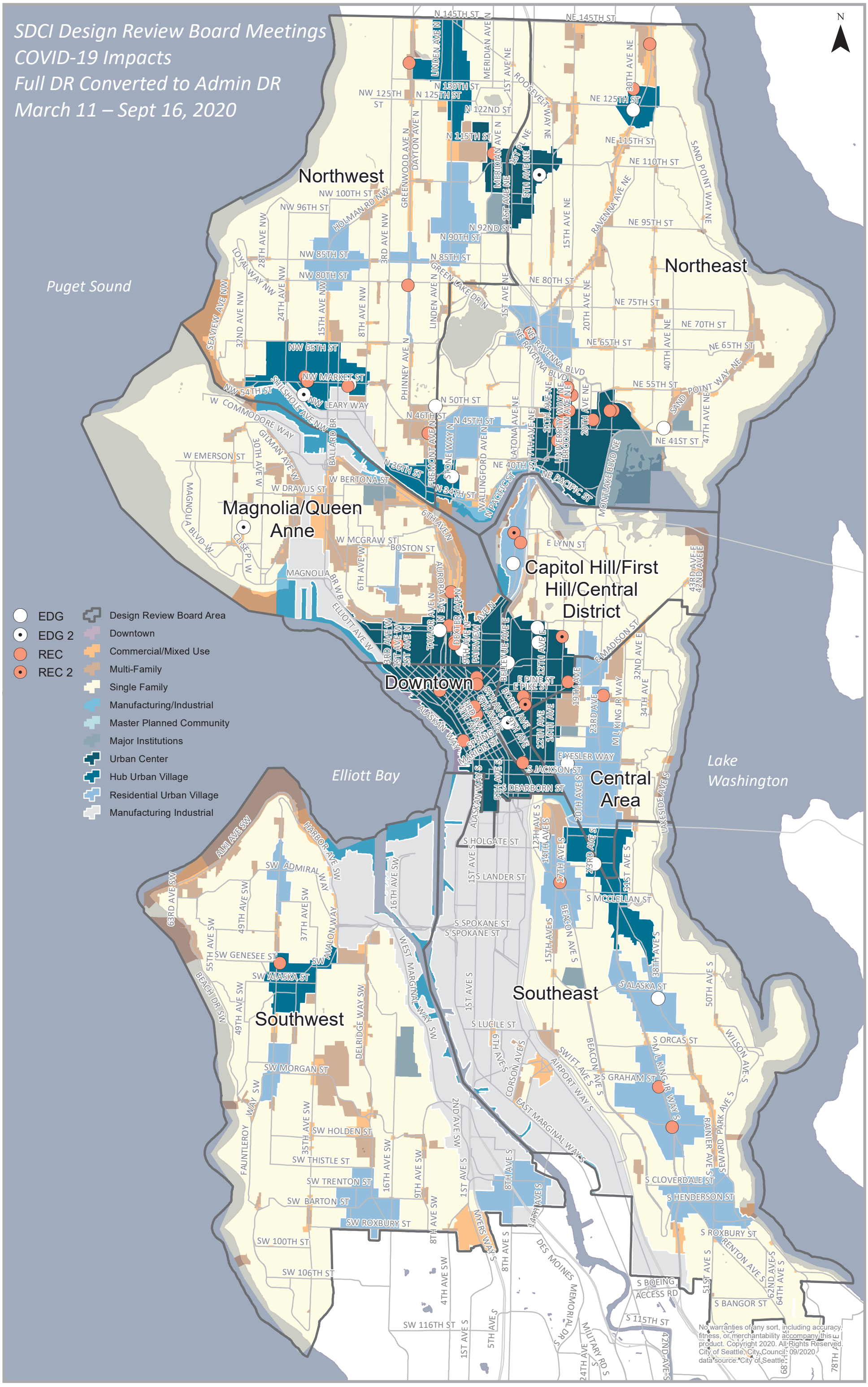
Councilmember Strauss proposes two amendments to CB 119877. Amendment one would: (1) add a new section making findings-of-fact related to the COVID-19 pandemic to support a State Environmental Policy Act procedural exemption for the affordable housing design review exemption and (2) add a severability clause. Amendment 2 would shorten the duration the provisions of the bill would be in effect after the COVID-19 civil emergency is terminated from 180 days to 60 days.

Attachment:

- Attachment 1: Map Locating Projects Electing Administrative Design Review
- Attachment 2: Strauss Amendment 1
- Attachment 3: Strauss Amendment 2

cc: Aly Pennucci, Supervising Analyst

Attachment 1



Attachment 2
Amendment 1 to CB 119877 – SEPA Emergency Finding.
Sponsor: Strauss

This amendment would: (1) add a new section making findings-of-fact related to the COVID-19 pandemic to support a State Environmental Policy Act procedural exemption for the affordable housing design review exemption and (2) add a severability clause. Changes are shown in track changes.

Section 1. Low-income populations have increased risks of contracting, transmitting, suffering complications, and dying from COVID-19. These populations include low-income seniors and persons at risk of, or exiting, homelessness. Closure of non-essential businesses to mitigate risk of community transmission of COVID-19 has increased unemployment and put more people at risk of homelessness. Since passage of Ordinance 126072, seventeen affordable housing projects have taken advantage of the exemption from design review provided by that ordinance. At least five additional affordable housing projects have indicated an intent to take advantage of the exemption, if it is extended. Projects reviewed pursuant to Ordinance 126072 and those that have indicated an intent to utilize the exemption if it is extended, represent 2,756 new affordable units, 555 of which would serve people exiting homelessness and 263 of which would serve seniors and veterans experiencing chronic homelessness. The remainder would serve low-income families and individuals who may be more at risk of homelessness due to increased unemployment. An exemption from design review will accelerate the timeline for these projects, advancing the date when units serving these populations will be put in service. Based on the foregoing facts, the Council finds that an exemption from conducting SEPA review of the proposed design review exemption is necessary under Seattle Municipal Code Section 25.05.880 in order to expedite development of affordable housing serving populations vulnerable to COVID-19.

[Renumber Sections]

Attachment 2
Amendment 1 to CB 119877 – SEPA Emergency Finding.
Sponsor: Strauss

This amendment would: (1) add a new section making findings-of-fact related to the COVID-19 pandemic to support a State Environmental Policy Act procedural exemption for the affordable housing design review exemption and (2) add a severability clause. Changes are shown in track changes.

Section X. Severability. 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 the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Attachment 3
Amendment 2 to CB 119877 – Shorten the term of the extension bill after termination of the civil emergency.
Sponsor: Strauss

This amendment would shorten the term, during which CB 119877 would remain in effect after termination of the Covid 19 civil emergency, from 180 days to 60 days. Changes are shown in track changes.

Section 23. Sections 1 through 22 of this ordinance shall be automatically repealed without subsequent Council action ~~180~~ 60 days after the termination of the civil emergency proclaimed by the Mayor on March 3, 2020.

File #: CB 119838, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2019-2020 Comprehensive Plan annual amendment process.

WHEREAS, The City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in 1994 and most recently adopted amendments to its Comprehensive Plan in March 2019 through Ordinance 125790; and

WHEREAS, the Growth Management Act, chapter 36.70A RCW, authorizes annual amendments to the City's Comprehensive Plan; and

WHEREAS, the adopted procedures in Resolution 31807 provide the process for interested citizens to propose annual Comprehensive Plan amendments for consideration by the City Council; and

WHEREAS, various parties proposed amendments for consideration during the 2019-2020 annual amendment process; and

WHEREAS, on August 12, 2019, the City Council considered these proposed Comprehensive Plan amendments and adopted Resolution 31896, directing that City staff further review and analyze certain proposed amendments; and

WHEREAS, these proposed amendments have been reviewed and analyzed by the Office of Planning and Community Development and considered by the Council; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments and other changes to comply with the Growth Management Act, including requirements

for early and continuous public participation in the development and amendment of the City's Comprehensive Plan; and

WHEREAS, the Council has reviewed and considered the Executive's report and recommendations, public testimony made at the public hearings, and other pertinent material regarding all the proposed amendments; and

WHEREAS, the Council finds that these amendments to the Comprehensive Plan are consistent with the Growth Management Act, and will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 125790, is amended as follows:

A. Amendments to the Future Land Use Map, as shown in Attachment 1 to this ordinance.

B. Amendments to the Neighborhood Plan Element of the Comprehensive Plan, as shown in Attachment 2 to this ordinance.

Section 2. 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 _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

_____

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

_____

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

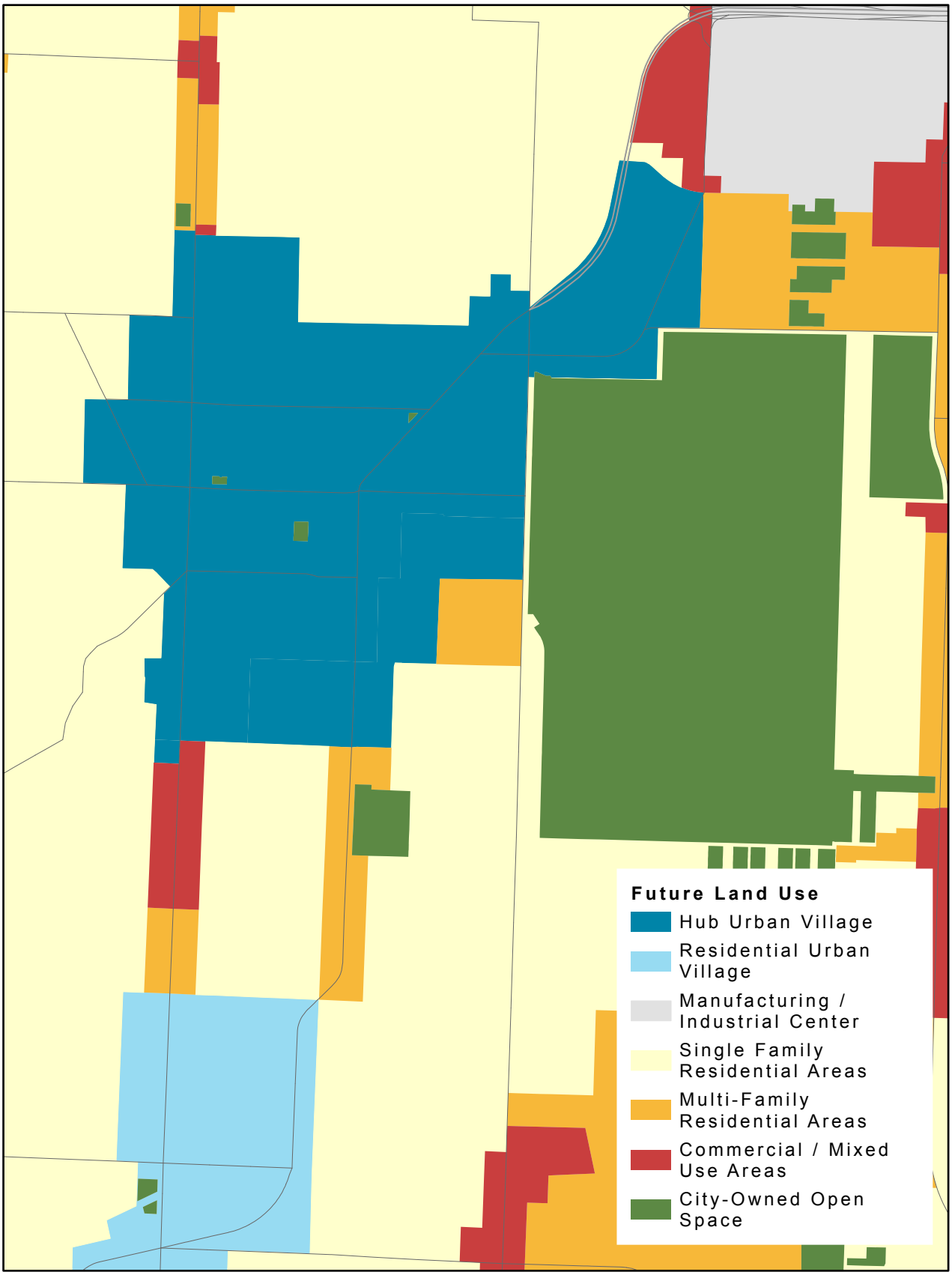
_____

Monica Martinez Simmons, City Clerk

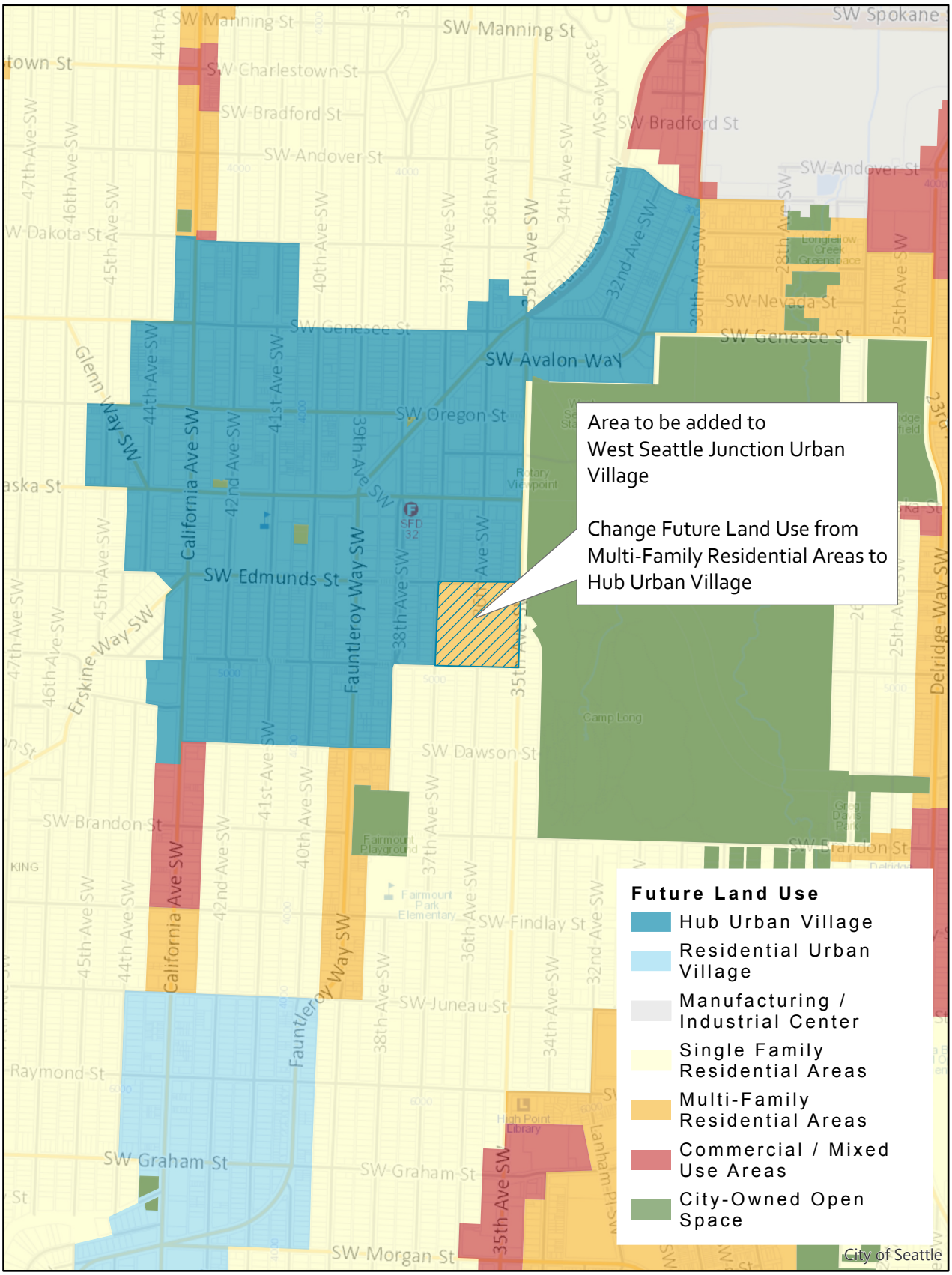
(Seal)

Attachments:
Attachment 1 - West Seattle Future Land Use Map Amendments
Attachment 2 - Delridge Neighborhood Plan Amendments

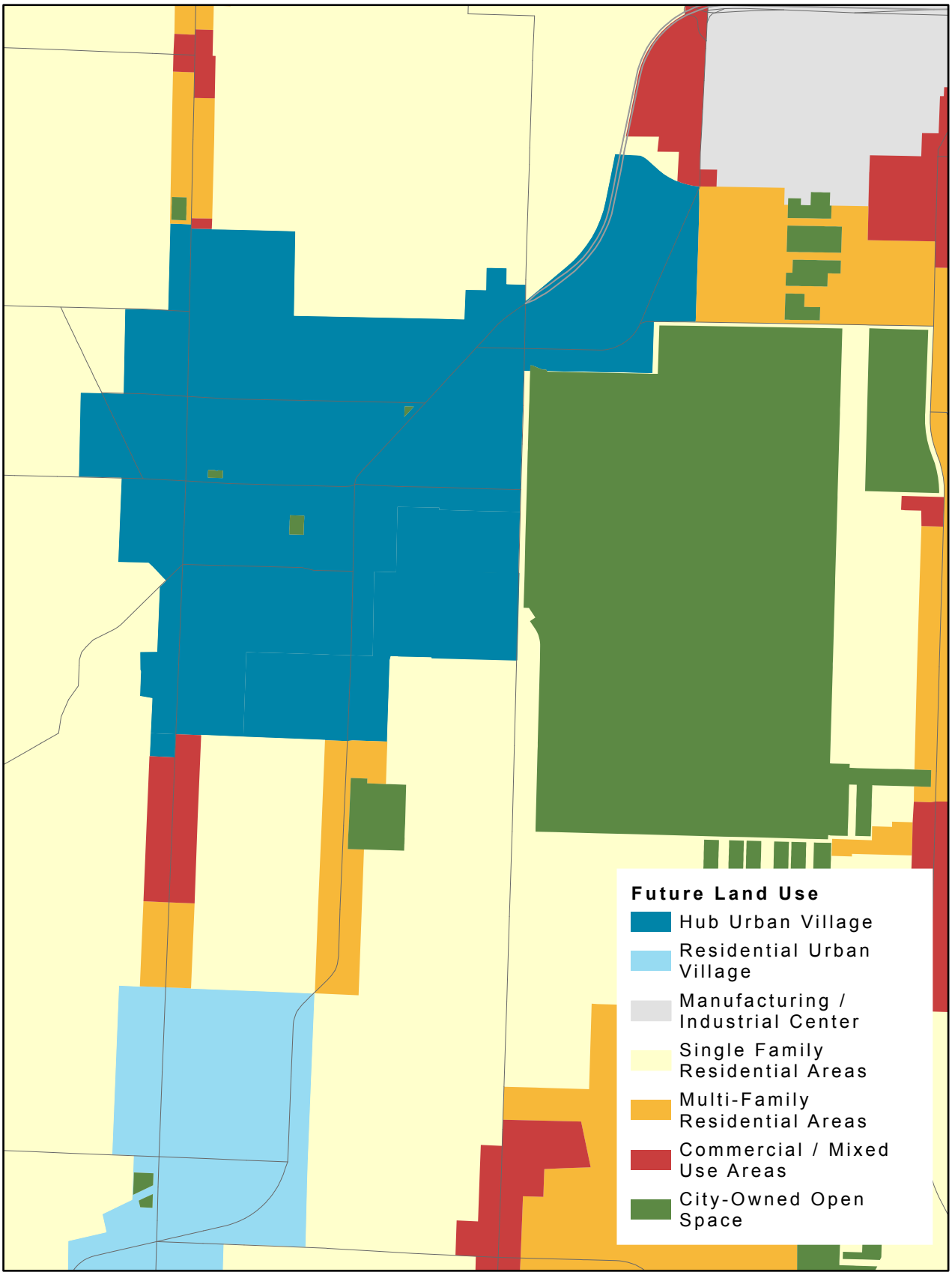
West Seattle Junction Hub Urban Village
Future Land Use Map
Before Change



West Seattle Junction Hub Urban Village Proposed Changes to Urban Village Boundary and Future Land Use



West Seattle Junction Hub Urban Village Future Land Use Map After Change



Delridge Neighborhood Plan Amendments

Delridge

PARKS & OPEN SPACE GOAL

D-G1 A Delridge community that is integrated with the natural environment, where open space and natural areas are preserved, interconnected, well maintained, and safe for wildlife and residents including children.

D-G2 Parks and recreation resources that meet the needs of all Delridge communities and provide opportunities to address health inequities.

PARKS & OPEN SPACE POLICIES

D-P1 Seek to create a comprehensive open space network in Delridge that integrates the residential and business environments with natural areas for public access and wildlife habitat.

D-P2 Seek to protect from development: natural open space areas, wetlands, drainage corridors, and woodlands that contain prime wildlife habitat along the Longfellow Creek, Puget Creek, and Duwamish River drainage corridors and valley hillsides.

D-P3 Strive to create a comprehensive system of trails for recreational hikers, walkers, and joggers, linking residential areas to parks and community facilities, schools, business nodes, and transit systems.

D-P4 Work with community groups and neighborhood stakeholders to provide stewardship of the natural environment using appropriate city resources in partnership with community organizations, schools, and others.

D-P5 Support year-round programming to help sustain Delridge's identity as a neighborhood where art, nature and culture are shared and sustained.

D-P6 Use existing public spaces to provide recreational opportunities (especially play areas) for a range of children and youth.

D-P7 Improve walking routes to playgrounds especially where playgrounds are located on school grounds where improvements can enhance safe school access.

D-P8 Work with communities to add programming or improvements that are appropriate for the character of each park to increase overall use and opportunities for physical activity.

D-P9 Support the Delridge Community Center, the Southwest Teen Life Center, and organizations like Youngstown Cultural Arts Center in providing a range of culturally supportive programming.

D-P10 Increase use of Delridge's park and cultural facilities by engaging historically underrepresented communities and using a multicultural design process in identifying parks and recreation needs and defining physical and programmatic improvements.

D-P11 Seek grants and build partnerships to develop, manage, program, and as needed, acquire parks and cultural facilities.

D-P12 Consider the health inequities reported in the Delridge Health Reporting Area when selecting physical improvements and programs, paying special attention that the improvements provide increased opportunity to those experiencing health inequities.

D-P13 Seek to reduce pollution into Longfellow Creek by installing Natural Drainage Systems in the public right-of-way, where feasible, as part of the Integrated Plan.

LAND USE GOALS

D-G((~~2~~))3 A series of mixed-use activity nodes or centers along Delridge Way clustering commercial, business, entertainment, community uses, and public facilities.

D-G((~~3~~))4 The mixed-use neighborhood anchors provide services to residents in compact areas accessible from walkways, park trails, bikeways, transit routes, and local residential streets.

LAND USE POLICIES

D-P((~~5~~))14 Seek to create special identities for unique districts or places, particularly the neighborhood anchors along Delridge Way, using distinctive and unique gateways, pedestrian amenities, streetscape, and other furnishings and designs.

D-P((~~6~~))15 Strengthen the local Delridge business community by participating in public/private ventures to provide public benefits as appropriate to meet Delridge' s long-range goals.

D-P((~~7~~))16 Seek to develop a pedestrian-oriented environment along Delridge Way that integrates adjacent storefront activities with transit, parking, bikeways, and walking areas. Seek to calm traffic on Delridge Way through the neighborhood anchors.

D-P((~~8~~))17 Seek to enhance pedestrian improvements and commercial services in the neighborhood anchor at Delridge and Andover. This anchor should serve as a major local employment center, while facilitating the flow of traffic through the node and onto the West Seattle bridge.

D-P((~~9~~))18 Seek to improve the "community campus" neighborhood anchor at Delridge and Genesee. This anchor should provide educational, recreational, cultural, and social opportunities (and potentially increased housing) to the neighborhood, by ((~~preserving and redeveloping the Old Cooper School and by coordinating, expanding, and improving programs between the local agencies~~)) sustaining, coordinating, and improving programs offered by Youngstown Cultural Arts Center and its tenant organizations, Southwest Youth and Family Services, and the Delridge Community Center.

D-P((~~10~~))19 Seek to improve the neighborhood anchor at Delridge and Brandon, through means including the continuation of the neighborhood commercial zone in the vicinity, along Delridge Way south to SW Juneau Street. This anchor should provide neighborhood-oriented retail and personal services and neighborhood-based city services (such as a neighborhood service center and library) for the nearby neighborhoods and existing neighborhood businesses.

((~~D-P11~~ ~~To support the vision of the neighborhood anchor designated at Delridge and Brandon, LDT zoning is appropriate, along both sides of SW Brandon Street between 23rd Avenue SW and 26th Avenue SW; and along both sides of SW Findlay Street between 23rd Avenue SW and 26th Avenue SW.~~))

D-P((~~12~~))20 Seek to improve the neighborhood anchor at Delridge and Sylvan/Orchard Ways, which will provide goods, services, entertainment, and transit services to the West Seattle area.

D-P21 Seek to increase construction, by new development, of right-of-way improvements that collect and convey stormwater, and improve pedestrian mobility.

D-P22 Undertake Sound Transit 3 station design guidance and station area planning to support community-oriented commercial development, additional residential development, and improved access by biking, walking, and taking transit. A station access plan should also enable car drop-off at the station given the challenges to accessing the station by foot.

TRANSPORTATION GOALS

D-G((4))5 A transportation system that provides convenient access for local travel within the neighborhood, and access to principal employment, shopping, and entertainment activities in the surrounding area.

D-G((~~5~~))6 A community that provides safe, convenient, and efficient bikeway access to local and regional destinations.

TRANSPORTATION POLICIES

D-P((~~13~~))23 Encourage high-quality bus service with effective and efficient transfer opportunities, and facilities that provide adequate safety and security.

D-P((~~14~~))24 Seek to use park-and-ride lots for multiple purposes such as serving as off-peak period recreational trailheads.

D-P((~~15~~))25 Strive for high-quality roadway maintenance to ensure safe and efficient travel for pedestrians and vehicles.

D-P26 Seek to design Delridge Way SW as a multimodal corridor that supports Delridge's vision for community development, with improved transit and non-motorized transportation choices.

D-P27 Maintain and improve unopened rights-of-way to provide walking and biking connections where roads are not feasible.

D-P28 Increase the number of streets with sidewalks, implementing the Pedestrian Master Plan and community priorities for new sidewalks.

D-P29 Implement a complete network of all ages and abilities bicycle facilities that provide connections to local and regional destinations.

D-P30 Maintain and seek opportunities to expand trails in Delridge to provide additional connections to parks and other destinations throughout the neighborhood.

D-P31 Partner with organizations such as Feet First, school-based programs, and the community center to offer culturally responsive programs that promote bicycling and walking.

HOUSING GOALS

D-G((~~6~~))7 A community with a range of household types, family sizes, and incomes—including seniors and families with children.

D-G((~~7~~))8 A community that preserves and enhances the residential character of single-family neighborhoods within the Delridge community while providing a range of housing types to fit the diversity of Delridge households.

HOUSING POLICIES

D-P((~~16~~))32 Seek to use regulatory tools or other means to preserve open space and natural features while increasing the variety of housing types available to the community.

D-P((~~17~~))33 Encourage the rehabilitation of substandard housing.

COMMUNITY & CULTURE GOALS

D-G((~~8~~))9 A diverse community of neighborhoods with people from many cultures, longtime residents, and newcomers, young and old, people who own and rent homes and who work in a variety of jobs. A community where all people feel safe and welcome, have the opportunity to participate in their community and express what is most important to them, and which meets its residents' social, economic, and recreational needs.

COMMUNITY & CULTURE POLICIES

D-P((~~18~~))34 Seek to provide opportunities for multicultural sharing, education, understanding, and celebration through ((~~community participation~~)) inclusive engagement and appreciation efforts, and through the provision of public meeting facilities.

D-P((~~19~~))35 Seek to inventory and promote neighborhood-based emergency preparation plans.

D-P((~~20~~))36 Strive to build strong partnerships with local crime prevention efforts.

D-P((~~21~~))37 Seek to involve the whole community to make services available to the broadest cross section of the community by developing programs that address the needs of individuals and families.

D-P((~~22~~))38 Seek to develop cultural programs (such as art, music, and theater), and support community programs. Seek to provide public facilities that support the cultural programs.

D-P39 Strengthen partnerships and work with communities of color, immigrants, refugees, native peoples, people with low incomes, youth and limited English proficiency individuals in Delridge when developing and implementing plans that affect the distribution of resources, and programs that serve the community.

D-P40 Seek to build community leadership and the capacity of Delridge-serving organizations.

D-P41 Use a race and social justice analysis, such as the Racial Equity Toolkit, to establish racial equity outcomes when scoping capital projects and significant programs.

PLAN STEWARDSHIP GOAL

D-G((~~9~~))10 A community fully involved in efforts to implement the neighborhood plan, and to maximize the efficient use of available resources.

PLAN STEWARDSHIP POLICIES

D-P ((~~23~~))42 Promote partnerships with projects that can leverage City efforts toward the implementation of the Delridge neighborhood plan.

D-P((~~24~~))43 Support community-based efforts to implement and steward the plan.

ECONOMIC DEVELOPMENT GOAL

D-G11 A community that offers pathways to jobs and wealth creation.

ECONOMIC DEVELOPMENT POLICIES

D-P((~~25~~))44 Seek to create greater employment and shopping opportunities within the Delridge neighborhood.

D-P((~~26~~))45 Seek to participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts that support community residents in need of employment.

D-P((~~27~~))46 Encourage local business development opportunities, particularly for small businesses that may be owned by or employ Delridge residents.

ACCESS TO AFFORDABLE, HEALTHY FOOD GOALS

D-G12 A community where residents have the economic ability, mobility, and choices to access healthy, affordable, and culturally appropriate food.

ACCESS TO AFFORDABLE, HEALTHY FOOD POLICIES

D-P47 Strive to increase opportunities to access affordable healthy food along Delridge Way SW near Brandon Junction or Sylvan Junction.

D-P48 Promote and support access to urban farming and education about growing food in ways that are accessible by Delridge's diverse cultures.

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning and Community Development	Jim Holmes/206-684-8372	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; amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2019-2020 Comprehensive Plan annual amendment process.

Summary and background of the Legislation: The legislation amends the Comprehensive Plan as part of the 2019-2020 Comprehensive Plan Annual Amendment process, including:

- An amendment to the Future Land Use Map to expand the boundary of the West Seattle Junction Hub Urban Village to include the Providence Mt. St. Vincent campus and change the designation from Multi-Family Residential to Hub Urban Village; and
- To amend the goals and policies of the Delridge Neighborhood Plan.

State law permits the Comprehensive Plan to be amended only once a year. The City Council has adopted an annual procedure for reviewing suggested amendments in the spring/summer and adopting a "docketing" resolution that identifies some amendments that should receive further analysis and consideration. Based on OPCD's review of those topics, this ordinance is the Mayor's recommendation for Council action in 2020.

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?
No.

Is there financial cost or other impacts of *not* implementing the legislation?
No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?
Yes. The City Council will hold a public hearing before adoption of the ordinance and is required to give a 30-day public notice for the public hearing.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
The City Council will publish notice of the public hearing in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?
Yes, please see the exhibits in the legislation.

f. 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?
This legislation includes amendments to the Delridge Neighborhood Plan Goals and Policies which were developed through a robust planning process that included active outreach to communities of color in the Delridge Neighborhood Plan.

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.

Director's Report

2020 Annual Amendments to the Seattle Comprehensive Plan

Office of Planning and Community Development

December 2019

Director's Report on the Mayor's Recommended Comprehensive Plan 2020 Annual Amendments

Section 1 – Introduction

This document describes the Mayor's recommendations for amending the City's Comprehensive Plan, Seattle 2035. The Washington State Growth Management Act (GMA) permits the City to amend its plan once a year. As required by the GMA, the Comprehensive Plan (Comp Plan or Plan) includes goals and policies that guide City actions for managing future population, housing, and employment growth over a 20-year period. The Mayor recommends adoption of several amendments contained in the City Council Resolution 31896, which docketed potential amendments for consideration in 2020. The annual amendment process is described in City Council Resolution 31807 which was adopted on April 23, 2018, and consists of several phases:

- The City Council accepted applications seeking Comprehensive Plan amendments from April 1, 2019 to May 15, 2019.

- Adoption of a Docketing Resolution. The Council adopted resolution 31896 on August 12, 2019, identifying amendments to be "docketed" for further consideration in the 2019-2020 cycle. This resolution also included proposed Comprehensive Plan amendments identified for future consideration by the City Council in previous legislative actions.

- Analysis of proposed amendments by the Office of Planning and Community Development (OPCD) and the Seattle Planning Commission, with recommendations to the Council for action on selected amendments. This report constitutes a summary of the analysis conducted by OPCD and its recommendations to Council.

- Consideration of recommended amendments by the City Council commencing in March of 2020.

Section 2 – Background on Seattle's Comprehensive Plan and Amendment Process

The City first adopted a Comprehensive Plan in 1994 and conducted a review and update of the Plan in 2004 and again in 2015, extending the Plan's horizon to 2035 and planning for revised growth estimates. GMA requires that all comprehensive plans include six chapters, or "elements" – land use, transportation, housing, capital facilities, utilities, and economic development. GMA also requires that certain cities, including Seattle, have elements in their plans that address marine container ports. In addition to the required elements, Seattle has chosen to include elements related

to growth strategy, environment, parks and open space, arts and culture, community well-being, community engagement, and shorelines in the City's Plan.

The City has amended the Plan nearly every year since it was first adopted. The City did not docket amendments for consideration during the 2018-2019 cycle, opting for a hiatus to address amendments related to Mandatory Housing Affordability legislation.

Section 3 – Docketed Amendments Recommended for Adoption

Based on OPCD's evaluation, the Mayor recommends the following amendments be adopted into the City's Comprehensive Plan:

- Future Land Use Map amendment to change the designation from Multi-Family Residential to Hub Urban Village and to expand the boundary of the West Seattle Hub Urban Village to include the campus of Providence Mt. St. Vincent – Seattle (Providence)
- North Delridge Action Plan recommended amendments to the Delridge Neighborhood Plan goals and policies in the Neighborhood Element

Analysis of each recommended amendment is described in turn below.

West Seattle Junction FLUM

Element: Future Land Use Map

Submitted by: Providence St. Joseph Health

Proposed Amendment: Providence proposes to expand the Hub Urban Village of West Seattle Junction to include the campus of Providence Mount St. Vincent – Seattle. A map of the proposed boundary change is shown in Exhibit A.

Background

Providence located at 4831 35th Ave. SW is a multifunctional facility operated by Providence Health and Services. It supports low-income individuals, working parents, and people of color by providing daycare, assisted living apartments, senior housing, and other community services. The campus occupies a 9-acre site covering a full block bounded by 35th Ave. SW, SW Edmunds St., 37th Ave. SW, and SW Hudson St. The site has an internal circulation among a mix of structures dating from the 1920s and last renovated in the 1990s.

The property is designated on the Future Land Use Map (FLUM) as Multifamily and is contiguous to the West Seattle Junction Hub Urban Village on its north and west boundaries. Properties to the south and east are designated Single Family on the FLUM. Nearby to the east is Camp Long park. The Providence site is currently zoned LR3(M).

Providence is seeking to renovate and expand the current uses on the property, including additional senior housing and space for a range of services to meet current and future community needs. Providence intends to add on-site parking to reduce the need for staff, residents, or guests to park on the street, and is planning to expand community-accessible green space on the site.

The applicant does not anticipate requesting a rezone of the property. The expansion of the boundaries of the Hub Urban Village designation to include the Providence site would, consistent with current City code, add capacity under LR3(M) for planned expansion. Currently, LR3(M) would allow a maximum height of 40 feet and a maximum floor-area-ratio (FAR) of 1.8 on the site. If the site were included within the Hub Urban Village, LR3(M) would allow up to 50 feet in building height and an FAR of 2.3.

Public Engagement

OPCD provided opportunities for local stakeholders to comment on this proposal. This outreach effort included mailing a notice to every address within 300 feet of the Providence campus, notification to neighborhood groups in the vicinity of the West Seattle Junction Hub Urban Village, posted notices on site, and provided an extended SEPA comment and appeal period..

Analysis

The Comprehensive Plan defines Hub Urban Villages as dense, mixed-use, walkable communities that offer a balance of housing and employment. These areas provide a mix of goods, services, and employment for their residents and surrounding neighborhoods. Properties inside Hub Urban Villages are generally within a 10-minute walk shed of frequent transit and are planned to develop with residential densities greater than Residential Urban Villages and residential and employment densities less than Urban Centers.

The location of Providence within a 10-minute walk of future light rail supports inclusion within the West Seattle Junction Hub Urban Village. Further, the current uses and planned expansion of uses that will increase residential densities and provide neighborhood services are consistent with the intent of a Hub Urban Village.

Specific Comprehensive Plan policies that support including Providence are addressed as follows.

> GS 1.2 Encourage investments and activities in urban centers and urban villages that will enable those areas to flourish as compact mixed-use neighborhoods designed to accommodate the majority of the city's new jobs and housing.

The Providence campus includes a mix of residential and social services that is consistent with the goal of establishing compact mixed-use neighborhoods to accommodate future growth. Future redevelopment under densities that are allowed in Hub Urban Villages will strengthen its contribution to this goal.

> GS 1.3 Establish boundaries for urban centers, urban villages, and manufacturing/industrial centers that reflect existing development patterns; potential access to services, including transit; intended community characteristics; and recognized neighborhood areas.

The proposed amendment and infill development that would follow will continue the existing development pattern on the Providence site. Access to transit will increase services for the surrounding area and from other areas of the city.

Recommendation: Amend the Future Land Use Map to expand the boundary of the West Seattle Junction Hub Urban Village and change the designation from Multi-Family Residential to Hub Urban Village, shown in Exhibit A.

Delridge Neighborhood Plan

Element: Neighborhood Plans

Submitted by: City Council

Proposed Amendment: To amend the Delridge Neighborhood Plan goals and policies as recommended in the North Delridge Action Plan, with minor technical revisions recommended by OPCD, shown in Exhibit B.

Background

The Delridge Neighborhood Plan was adopted in 1999 and incorporated into the Comprehensive Plan. In 2014, OPCD and the Department of Neighborhoods started working with community members to assess conditions that had changed since 1999 and to develop an Action Plan to respond to those conditions. Key factors spurring development of the Action Plan included broad community support, planning for a Delridge Multimodal Corridor Project, the Healthy Living Assessment (2014), and planning for Sound Transit 3.

The resulting North Delridge Action Plan was completed in 2018, following several years of engagement with the Delridge community. Seattle City Council recognized this work in Resolution 31880, which called for consideration of the recommended amendments to the Delridge Neighborhood Plan as part of the 2020 annual amendment package.

The Action Plan promotes several community priorities that are reflected in the Neighborhood Plan amendments:

- Supporting diverse and engaged communities
- Developing dynamic neighborhood destinations
- Improving access to affordable, healthy food
- Providing active transportation choices
- A healthy Longfellow Creek basin
- Parks and cultural facilities that support a healthy community

For example, new goals and policies in Parks and Open Space call for investments in facilities and services that better serve the needs of the diverse local community. New policies under Transportation describe a more complete set of community priorities around transit, walking, and biking. A new goal and policies address access to healthy food within the community.

It should be noted that Policies P22 and P41 have been edited slightly for consistency with Comprehensive Plan terminology and current planning projects.

Analysis

Seattle 2035 envisions that neighborhood plans will continue "to evolve as the needs of the community, city, and region change over time" to "provide more specific guidance than the citywide policies do for areas where growth and change are occurring or desired." Consideration of plan amendments is supported by:

> CI 2.10 Use outcomes of the community planning process to update the goals and policies in the Neighborhood Plans section of the Comprehensive Plan.

The Comprehensive Plan states that neighborhood plans will "remain consistent with the overall citywide vision and strategy of the Comprehensive Plan." OPCD has reviewed the new and amended goals and policies proposed for the Delridge Neighborhood Plan and concluded the changes are both consistent with the overall Plan and that they provide valuable direction for specific actions within the community to advance overall policy goals in areas such as racial equity, community well-being, and multi-modal mobility. The North Delridge Action Plan process incorporated new data, especially on health equity, and provided a foundation for updating community-based priorities to address emerging issues for residents.

Finally, the Action Plan process fulfilled Comprehensive Plan policies for community engagement, such as:

> CI 2.1 Use an inclusive community involvement process in all community planning efforts.

The City used an inclusive outreach and engagement process to involve a cross-section of community members in the North Delridge Action Plan and proposed comprehensive plan amendments. Over 400 attendees shaped the project through youth, Vietnamese, Cambodian, Spanish and Somali focus group meetings, three community-wide workshops, in-person interviews, business canvassing, and online surveys.

Recommendation: Amend the Delridge Neighborhood Plan to incorporate specific goals and policies into the Comprehensive Plan, as shown in Exhibit B.

Section 4 – Docketed Amendments that are not Recommended for Adoption

Based on OPCD's evaluation, the Mayor recommends that the City Council NOT adopt the following amendment to the City's Comprehensive Plan:

- Northgate Future Land Use Amendment. This proposal would extend the boundaries of the Northgate Urban Center north to include two parcels currently zoned SF 7200.

Northgate Future Land Use Map Amendment

Element: Growth Strategy, Land Use

Submitted by: Alex Skoulis

Proposed Amendment: To extend the boundaries of the Northgate Urban Center north to include two single-family parcels, as shown in Exhibit C.

Background

The applicant has requested that the Northgate Urban Center be expanded to include two parcels, located at 11316 and 11318 5th Ave. NE, which are currently designated Single Family on the FLUM. The applicant is also proposing a rezone of the properties from SF7200 to LR1.

The affected area is approximately .5 acres in size and has a current use of single-family residential. Access to the parcels is provided by an unimproved gravel and dirt private dead-end road that is in poor condition. Also served by this road are several parcels with single-family homes that are located within the Northgate Urban Center and are zoned LR2.

With this amendment, the applicant is seeking to increase residential development capacity in order to redevelop the properties and bolster the ability to finance necessary improvements. The parcels to the south are underdeveloped and the cost of needed infrastructure to accommodate more intense development is prohibitive given the area it would serve. To enable development, the area requires improvements to the access road, sewer, and fire safety infrastructure. Rezoning the subject parcels would add to total redevelopment potential on the private road, which, according to the applicant, would enable development of a size that would make it financially feasible to make the necessary infrastructure investments.

The applicant has also argued that a rezone to LR1 would create more of a transition from higher density zoning within the Urban Center to single-family zoning outside the Urban Center.

Analysis

This proposal is not recommended for approval because it is inconsistent with the Comprehensive Plan definition and criteria for Urban Centers and because of the small size of area affected by the proposal.

The Comprehensive Plan defines Urban Centers as the densest of Seattle Neighborhoods "that act as both regional centers and local neighborhoods that offer a diverse mix of uses, housing, and employment opportunities." Seattle's six Urban Centers are to receive the majority of the City's growth in jobs and housing supported by multi-modal transportation infrastructure (high capacity transit, bus, bicycle and pedestrian infrastructure), investments in other facilities and services, and a variety of housing types. The subject properties do not currently meet criteria for inclusion within an Urban Center for the following reasons:

- Inclusion of the properties within the Northgate Urban Center is not supported by proximity to transit. Criteria for Urban Center designation includes location within .5 miles of high capacity transit. The subject properties are almost a mile from the future Northgate Link Light Rail Station, well beyond the half-mile standard for including land within Urban Centers.

- Transition from Urban Center to single-family areas. The Comprehensive Plan policies seek a transition from more intense land uses in the Urban Centers to less intense single-family neighborhoods nearby Urban Centers. The subject properties are at the extreme periphery of the Urban Center and the properties to the south, which are zoned LR2, represent the transition from Seattle Mixed zoning in the heart of the Urban Center to Neighborhood Commercial and finally to LR2 at the edges. No additional transition is needed.

Any consideration of expansion of the Northgate Urban Center in this area should occur as part of broader analysis considering infrastructure needs over a larger area, future transit access changes, and anticipated growth needs. This type of planning could occur through the major update to the Comprehensive Plan in 2023, rather than selectively expanding the boundary to take in just two additional parcels.

Recommendation: Do not amend the boundary of the Northgate Urban Center to include properties at 11316 and 11318 5th Ave. NE.

Section 5 – Docketed Amendments not Analyzed, No Recommendation at this Time

There are several proposed Comprehensive Plan amendments that were docketed by Council in Resolution 31896 but have not been analyzed by OPCD and for which OPCD is not making any recommendation at this time. Each is briefly described below, with an explanation of why OPCD has not analyzed the proposal as part of the 2019-2020 annual amendment cycle.

A. Impact Fees

Element: Capital Facilities and other elements as appropriate

Submitted by: City Council

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

Reason for not analyzing: The City Council conducted SEPA on proposed Comprehensive Plan amendments related to transportation impact fees and issued a DNS in November 2108, which was appealed to the Hearing Examiner. The Examiner issued its decision in October 2019, requiring some additional work be done. The Council has yet to complete that work.

B. Alternative Name for Single-Family Zones

Element: Land Use

Submitted by: City Council

Proposed Amendment: Recommend an alternative name for single-family zones, such as Neighborhood Residential, and propose Comprehensive Plan amendments to implement this change, as appropriate.

Reason for not analyzing: Given the potential relationship to other policies, level of analysis, and level of public engagement necessary, this proposal is more appropriately addressed through the major update to the Comprehensive Plan in 2023.

C. Fossil Fuels and Public Health

Element: Environment, Land Use, or Utilities Elements

Proposed Amendment: The Council requests that OPCD, in consultation with the Seattle Department of Construction and Inspections, the Office of Sustainability, and the Environmental Justice Committee, draft, evaluate, undertake environmental review and provide recommendations of potential amendments to the Environment, Land Use, or Utilities Elements that would clarify the City's intent to protect the public health and meet its climate goals by limiting fossil fuel productions and storage.

Reason for not analyzing: The level of analysis to effectively identify and evaluate potential amendments does not align with OPCD work plan and staffing capacity at this time. Work to propose and evaluate such amendments is more appropriate for the major update to the Comprehensive Plan in 2023 and also will be addressed as OPCD works with SDCI to respond to SLI SDCI-3-A-1.

D. 130th Street Station Urban Village

Element: Growth Strategy

Proposed Amendment: Conduct community-based planning work to develop a proposal to establish an Urban Village around the planned Link Light Rail station at N. 130th St. and Interstate 5, with transit-supportive development capacity and urban village-level amenities, such as transit-oriented development, childcare, and housing.

Reason for not analyzing: OPCD is currently engaged in a community planning process in this community and is developing alternative approaches to planning for increased density and mix of uses around the future light rail station including potential designation of this area as an Urban Village. This work will not be complete for this Comprehensive Plan Amendment cycle. However, any recommended amendments to land uses or Urban Village designations could be considered in future annual amendment cycles, including 2020-21, or in the major Plan update in 2023.

E. South Park Urban Village Designation

Element: Growth Strategy

Submitted by: City Council

Proposed Amendment: Assess how the South Park neighborhood meets the criteria for Urban Village designation and provide a report to Council.

Reason for not analyzing: The City will be adopting a major update to the Comprehensive Plan in 2023. As part of the update, OPCD expects to review the Urban Centers and Villages Growth Strategy. Whether South Park neighborhood should be designated as an Urban Village is more appropriately addressed as part of this more comprehensive work.

Exhibit A

West Seattle Junction FLUM map

Exhibit B

Delridge Neighborhood Plan Amendments

Delridge Neighborhood Plan Proposed Goals and Policies

PARKS & OPEN SPACE GOAL

D-G1 A Delridge community that is integrated with the natural environment, where open space and natural areas are preserved, interconnected, well maintained, and safe for wildlife and residents including children.

D-G2 Parks and recreation resources that meet the needs of all Delridge communities and provide opportunities to address health inequities.

PARKS & OPEN SPACE POLICIES

D-P1 Seek to create a comprehensive open space network in Delridge that integrates the residential and business environments with natural areas for public access and wildlife habitat.

D-P2 Seek to protect from development: natural open space areas, wetlands, drainage corridors, and woodlands that contain prime wildlife habitat along the Longfellow Creek, Puget Creek, and Duwamish River drainage corridors and valley hillsides.

D-P3 Strive to create a comprehensive system of trails for recreational hikers, walkers, and joggers, linking residential areas to parks and community facilities, schools, business nodes, and transit systems.

D-P4 Work with community groups and neighborhood stakeholders to provide stewardship of the natural environment using appropriate city resources in partnership with community organizations, schools, and others.

D-P5 Support year-round programming to help sustain Delridge's identity as a neighborhood where art, nature and culture are shared and sustained.

D-P6 Use existing public spaces to provide recreational opportunities (especially play areas) for a range of children and youth.

D-P7 Improve walking routes to playgrounds especially where playgrounds are located on school grounds where improvements can enhance safe school access.

D-P8 Work with communities to add programming or improvements that are appropriate for the character of each park to increase overall use and opportunities for physical activity.

D-P9 Support the Delridge Community Center, the Southwest Teen Life Center, and organizations like Youngstown Cultural Arts Center in providing a range of culturally supportive programming.

D-P10 Increase use of Delridge's park and cultural facilities by engaging historically underrepresented communities and using a multicultural design process in identifying parks and recreation needs and defining physical and programmatic improvements.

D-P11 Seek grants and build partnerships to develop, manage, program, and as needed, acquire parks and cultural facilities.

D-P12 Consider the health inequities reported in the Delridge Health Reporting Area when selecting physical improvements and programs, paying special attention that the improvements provide increased opportunity to those experiencing health inequities.

D-P13 Seek to reduce pollution into Longfellow Creek by installing Natural Drainage Systems in the public right-of-way, where feasible, as part of the Integrated Plan.

LAND USE GOALS

D-G((~~2~~))3 A series of mixed-use activity nodes or centers along Delridge Way clustering commercial, business, entertainment, community uses, and public facilities.

D-G((~~3~~))4 The mixed-use neighborhood anchors provide services to residents in compact areas accessible from walkways, park trails, bikeways, transit routes, and local residential streets.

LAND USE POLICIES

D-P((~~5~~))14 Seek to create special identities for unique districts or places, particularly the neighborhood anchors along Delridge Way, using distinctive and unique gateways, pedestrian amenities, streetscape, and other furnishings and designs.

D-P((~~6~~))15 Strengthen the local Delridge business community by participating in public/private ventures to provide public benefits as appropriate to meet Delridge' s long-range goals.

D-P((~~7~~))16 Seek to develop a pedestrian-oriented environment along Delridge Way that integrates adjacent storefront activities with transit, parking, bikeways, and walking areas. Seek to calm traffic on Delridge Way through the neighborhood anchors.

D-P((~~8~~))17 Seek to enhance pedestrian improvements and commercial services in the neighborhood anchor at Delridge and Andover. This anchor should serve as a major local employment center, while facilitating the flow of traffic through the node and onto the West Seattle bridge.

D-P((~~9~~))18 Seek to improve the "community campus" neighborhood anchor at Delridge and Genesee. This anchor should provide educational, recreational, cultural, and social opportunities (and potentially increased housing) to the neighborhood, by ((~~preserving and redeveloping the Old Cooper School and by coordinating, expanding, and improving programs between the local agencies~~)) sustaining, coordinating, and improving programs offered by Youngstown Cultural Arts Center and its tenant organizations, Southwest Youth and Family Services, and the Delridge Community Center.

D-P((~~10~~))19 Seek to improve the neighborhood anchor at Delridge and Brandon, through means including the continuation of the neighborhood commercial zone in the vicinity, along Delridge Way south to SW Juneau Street. This anchor should provide neighborhood-oriented retail and personal services and neighborhood-based city services (such as a neighborhood service center and library) for the nearby neighborhoods and existing neighborhood businesses.

((~~D-P11~~ ~~To support the vision of the neighborhood anchor designated at Delridge and Brandon, LDT zoning is appropriate, along both sides of SW Brandon Street between 23rd Avenue SW and 26th Avenue SW; and along both sides of SW Findlay Street between 23rd Avenue SW and 26th Avenue SW.~~))

D-P((~~12~~))20 Seek to improve the neighborhood anchor at Delridge and Sylvan/Orchard Ways, which will provide goods, services, entertainment, and transit services to the West Seattle area.

D-P21 Seek to increase construction, by new development, of right-of-way improvements that collect and convey stormwater, and improve pedestrian mobility.

D-P22 Undertake Sound Transit 3 station design guidance and station area planning ~~and design~~ to support community-oriented commercial development, additional residential development, and improved access by biking, walking, and taking transit. A station access plan should also enable car drop-off at the station given the challenges to accessing the station by foot.

TRANSPORTATION GOALS

D-G((4))5 A transportation system that provides convenient access for local travel within the neighborhood, and access to principal employment, shopping, and entertainment activities in the surrounding area.

D-G((~~5~~))6 A community that provides safe, convenient, and efficient bikeway access to local and regional destinations.

TRANSPORTATION POLICIES

D-P((~~13~~))23 Encourage high-quality bus service with effective and efficient transfer opportunities, and facilities that provide adequate safety and security.

D-P((~~14~~))24 Seek to use park-and-ride lots for multiple purposes such as serving as off-peak period recreational trailheads.

D-P((~~15~~))25 Strive for high-quality roadway maintenance to ensure safe and efficient travel for pedestrians and vehicles.

D-P26 Seek to design Delridge Way SW as a multimodal corridor that supports Delridge's vision for community development, with improved transit and non-motorized transportation choices.

D-P27 Maintain and improve unopened rights-of-way to provide walking and biking connections where roads are not feasible.

D-P28 Increase the number of streets with sidewalks, implementing the Pedestrian Master Plan and community priorities for new sidewalks.

D-P29 Implement a complete network of all ages and abilities bicycle facilities that provide connections to local and regional destinations.

D-P30 Maintain and seek opportunities to expand trails in Delridge to provide additional connections to parks and other destinations throughout the neighborhood.

D-P31 Partner with organizations such as Feet First, school-based programs, and the community center to offer culturally responsive programs that promote bicycling and walking.

HOUSING GOALS

D-G((~~6~~))7 A community with a range of household types, family sizes, and incomes—including seniors and families with children.

D-G((~~7~~))8 A community that preserves and enhances the residential character of single-family neighborhoods within the Delridge community while providing a range of housing types to fit the diversity of Delridge households.

HOUSING POLICIES

D-P((~~16~~))32 Seek to use regulatory tools or other means to preserve open space and natural features while increasing the variety of housing types available to the community.

D-P((~~17~~))33 Encourage the rehabilitation of substandard housing.

COMMUNITY & CULTURE GOALS

D-G((~~8~~))9 A diverse community of neighborhoods with people from many cultures, longtime residents, and newcomers, young and old, people who own and rent homes and who work in a variety of jobs. A community where all people feel safe and welcome, have the opportunity to participate in their community and express what is most important to them, and which meets its residents' social, economic, and recreational needs.

COMMUNITY & CULTURE POLICIES

D-P((~~18~~))34 Seek to provide opportunities for multicultural sharing, education, understanding, and celebration through ((~~community participation~~)) inclusive engagement and appreciation efforts, and through the provision of public meeting facilities.

D-P((~~19~~))35 Seek to inventory and promote neighborhood-based emergency preparation plans.

D-P((~~20~~))36 Strive to build strong partnerships with local crime prevention efforts.

D-P((~~21~~))37 Seek to involve the whole community to make services available to the broadest cross section of the community by developing programs that address the needs of individuals and families.

D-P((~~22~~))38 Seek to develop cultural programs (such as art, music, and theater), and support community programs. Seek to provide public facilities that support the cultural programs.

D-P39 Strengthen partnerships and work with communities of color, immigrants, refugees, native peoples, people with low incomes, youth and limited English proficiency individuals in Delridge when developing and implementing plans that affect the distribution of resources, and programs that serve the community.

D-P40 Seek to build community leadership and the capacity of Delridge-serving organizations.

D-P41 Use a race and social justice analysis, such as the Racial Equity ~~and Social Justice~~ Toolkit, to establish racial equity outcomes when scoping capital projects and significant programs.

PLAN STEWARDSHIP GOAL

D-G ((~~9~~))10 A community fully involved in efforts to implement the neighborhood plan, and to maximize the efficient use of available resources.

PLAN STEWARDSHIP POLICIES

D-P ((~~23~~))42 Promote partnerships with projects that can leverage City efforts toward the implementation of the Delridge neighborhood plan.

D-P((~~24~~))43 Support community-based efforts to implement and steward the plan.

ECONOMIC DEVELOPMENT GOAL

D-G11 A community that offers pathways to jobs and wealth creation.

ECONOMIC DEVELOPMENT POLICIES

D-P((~~25~~))44 Seek to create greater employment and shopping opportunities within the Delridge neighborhood.

D-P((~~26~~))45 Seek to participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts that support community residents in need of employment.

D-P((~~27~~))46 Encourage local business development opportunities, particularly for small businesses that may be owned by or employ Delridge residents.

ACCESS TO AFFORDABLE, HEALTHY FOOD GOALS

D-G12 A community where residents have the economic ability, mobility, and choices to access healthy, affordable, and culturally appropriate food.

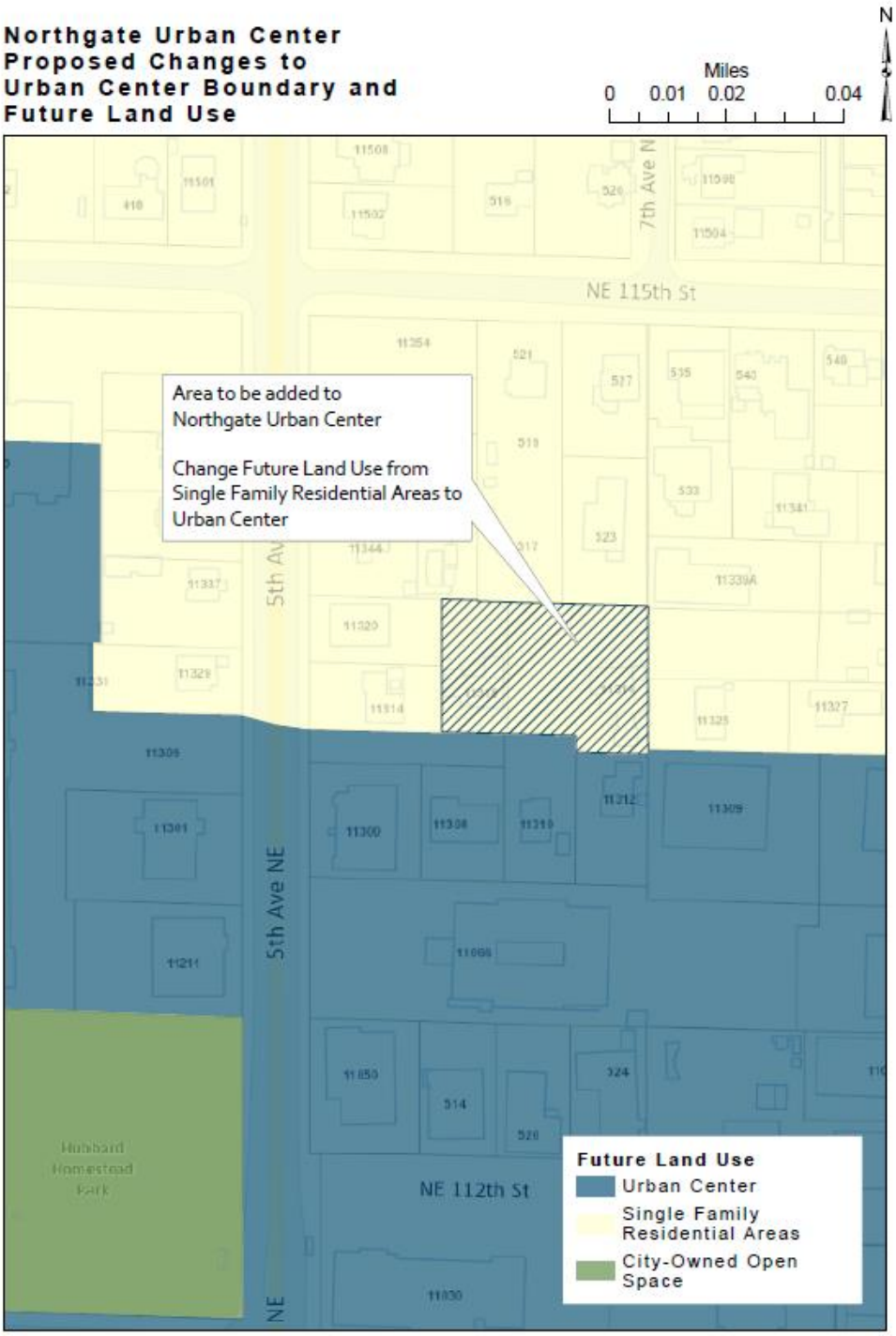
ACCESS TO AFFORDABLE, HEALTHY FOOD POLICIES

D-P47 Strive to increase opportunities to access affordable healthy food along Delridge Way SW near Brandon Junction or Sylvan Junction.

D-P48 Promote and support access to urban farming and education about growing food in ways that are accessible by Delridge's diverse cultures.

Exhibit C

Northgate Future Land Use Amendment



SEATTLE CITY COUNCIL
CENTRAL STAFF

September 4, 2020

M E M O R A N D U M

To: Land Use and Neighborhoods Committee
From: Lish Whitson and Eric McConaghy, Analysts
Subject: Council Bill 119838: 2020 Comprehensive Plan Amendments

On September 9, the Land Use and Neighborhoods Committee (Committee) will discuss and hold a public hearing on Council Bill (CB) 119838. CB 119838 would make two changes to Seattle 2035, Seattle's Comprehensive Plan. These changes were docketed for consideration through Resolution 31896. These amendments would:

1. Amend the boundary of the West Seattle Junction Hub Urban Village to include the Providence Mount St. Vincent property; and
2. Update the Delridge Neighborhood Plan Goals and Policies.

A Determination of Non-Significance was published on March 12, 2020. Other docketed items included in Resolution 31896 may be considered in 2021. This memorandum describes and provides history and context for the two proposed amendments included in CB 119838.

Background

Seattle 2035, Seattle's Comprehensive Plan, is the City's core policy document to guide the City's growth. Under the Washington State Growth Management Act, with a few limited exceptions, the City may only amend the Comprehensive Plan once a year. Most years, the City Council solicits proposals for amendments to the plan from members of the public and City Departments and develops a "docket" of amendments to be considered the following year. CB 119838 is the Executive's proposal in response to the docket adopted in 2019.

Resolution 31896 identified five categories of amendments for consideration in 2020:

1. Amendments to Comprehensive Plan goals and policies of the Comprehensive Plan proposed by members of the public;
2. Impact fee amendments.
3. Amendments related to Mandatory Housing Affordability legislation;
4. Amendments to the Delridge Neighborhood Plan; and
5. Amendments related to fossil fuels and public health.

The Executive reviewed the amendments under #1 and #4 above and have recommended two sets of amendments: amendments to the boundaries of the West Seattle Junction Hub Urban Village and amendments to the Delridge Neighborhood Plan goals and policies.

In the Director's Report on the 2020 Annual Amendments to the Seattle Comprehensive Plan (see Attachment 1), the Office of Planning and Community Development (OPCD) recommended against adopting an amendment to expand the Northgate Urban Center. OPCD did not analyze

other amendments included in Resolution 31896, as discussed in the Director's Report. For most of these amendments, OPCD intends to wait until the next major update to the Comprehensive Plan, currently required to be adopted by June 2024.

The Seattle Planning Commission (SPC) reviewed the two amendments in CB 119838 and on May 15, 2020 sent a letter to the Council recommending adoption of those amendments (see Attachment 2). In their letter to the Council, SPC also recommended that the Council accelerate review of amendments that OPCD proposes to defer to the next major update to the Comprehensive Plan.

Proposed Amendments to the Comprehensive Plan in CB 119838

1. West Seattle Junction Urban Village boundary/Providence Mount St. Vincent/ 4831 35th Ave SW

This amendment would expand the West Seattle Junction Hub Urban Village boundary to incorporate the Providence Mount St. Vincent property. In 2018, as part of the City's implementation of the Mandatory Housing Affordability program, Council expanded the West Seattle Junction Hub Urban Village boundary to include an area with a 10-minute walk of frequent transit service. The boundaries were drawn along SW Edmunds Street and 37th Avenue SW. Across the street from the current urban village is Providence Mount St. Vincent, a multifunctional senior living facility operated by Providence Health and Services. Providence has requested that the urban village boundary be extended to cover the Providence Mount St. Vincent property, which is currently designated "multifamily residential" on the Future Land Use Map and is zoned Lowrise 3 (LR3) with a Mandatory Housing Affordability designation (M).

The proposed change would extend the West Seattle Junction Hub Urban Village boundary to SW Hudson Street and 35th Avenue SW and incorporate Providence Mount St. Vincent into the urban village. This would add approximately 9 acres in a frequent transit service area to the urban village. By virtue of being within the urban village in an LR3 (M) zone, Providence would be permitted to build larger buildings with less parking, as shown in Table 1:

Table 1: Development Standards for Lowrise 3 districts with a Mandatory Housing Affordability suffix (LR3 (M))

Development Standard	Outside of Urban Villages	Within Urban Villages
Floor Area Ratio limit	1.8	2.3
Height Limit	40 feet	50 feet
Parking for Assisted Living Facilities within a frequent transit service area	50% of the following: 1 space for each 4 assisted living units; plus	No parking requirement

Development Standard	Outside of Urban Villages	Within Urban Villages
	1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space	

By incorporating the Providence Mount St. Vincent property into the urban village, the more permissive standards would apply.

As noted by OPCD: "The Providence campus includes a mix of residential and social services that is consistent with the goal of establishing compact mixed-use neighborhoods to accommodate future growth." The proposed boundaries would follow arterials and existing zoning boundaries.

The SPC, OPCD and Council Central Staff all recommend adopting this amendment.

As introduced, Council Bill 119835 would amend the Future Land Use Map, one of three maps in the Comprehensive Plan that show the boundaries of the West Seattle Junction Hub Urban Village. For the September 23 Committee, Central Staff will prepare a technical amendment to clarify that the bill also amends the two other maps in the Comprehensive Plan that show the West Seattle Junction Hub Urban Village.

2. Delridge Neighborhood Plan Goals and Policies

This amendment would amend the Delridge Neighborhood Plan in response to recommendations included in the North Delridge Action Plan. Starting in 2014, OPCD worked with the Delridge community to assess and address conditions that had changed since the adoption of the Delridge Neighborhood Plan in 1999 and to develop a set of actions to respond to community needs. As part of this process, the community identified changes to the Delridge Neighborhood Plan goals and policies. In 2019, Council recognized the Action Plan through Resolution 31880 and requested that OPCD prepare Comprehensive Plan amendments to the Neighborhood Plan to reflect the Action Plan.

Specifically, the changes would add new Goals and Policies to implement the Action Plan's six priority areas:

1. Supporting Diverse & Engaged Communities
2. Developing Dynamic Neighborhood Destinations
3. Improving Access to Affordable, Healthy Food
4. Creating Active Transportation Choices
5. Nurturing a Healthy Longfellow Creek Watershed
6. Leveraging Parks & Cultural Facilities to Support a Healthy Community

The proposed amendments were developed through a broad and inclusive planning process and are consistent with the broader Comprehensive Plan. The SPC, OPCD and Council Central Staff recommend adoption of these amendments.

Amendments not included in Council Bill 119838

One docketed amendment is recommended to not move forward. Alex Skoulas submitted a petition to add two parcels located at located at 11316 and 11318 5th Ave. NE to the Northgate Urban Center. These parcels are located on the north edge of the Urban Center and have access off 5th Avenue NE from a cul-de-sac. Unlike the Providence Mount St. Vincent property, they are not within a Frequent Transit Service Area and the amended boundaries of the Urban Center would not reflect existing neighborhood or street boundaries. The SPC, OPCD and Council Central Staff all recommend against making this amendment. However, prompted by this amendment, the SPC "encourages a comprehensive review of the Urban Center definition and boundaries during the next Major Update to the Comprehensive Plan."

Next Steps
The Committee will hold a public hearing on Council Bill 119838 on September 9. The Committee is currently scheduled to vote on the bill at its September 23 meeting.

Attachments:

1. OPCD Director's Report, 2020 Annual Amendments to the Seattle Comprehensive Plan
2. Seattle Planning Commission 2019/2020 Comprehensive Plan Amendment Recommendations

cc: Aly Pennucci, Supervising Analyst

Director's Report

2020 Annual Amendments to the Seattle Comprehensive Plan

Office of Planning and Community Development

December 2019

Director's Report on the Mayor's Recommended Comprehensive Plan 2020 Annual Amendments

Section 1 – Introduction

This document describes the Mayor's recommendations for amending the City's Comprehensive Plan, Seattle 2035. The Washington State Growth Management Act (GMA) permits the City to amend its plan once a year. As required by the GMA, the Comprehensive Plan (Comp Plan or Plan) includes goals and policies that guide City actions for managing future population, housing, and employment growth over a 20-year period. The Mayor recommends adoption of several amendments contained in the City Council Resolution 31896, which docketed potential amendments for consideration in 2020. The annual amendment process is described in City Council Resolution 31807 which was adopted on April 23, 2018, and consists of several phases:

- The City Council accepted applications seeking Comprehensive Plan amendments from April 1, 2019 to May 15, 2019.

- Adoption of a Docketing Resolution. The Council adopted resolution 31896 on August 12, 2019, identifying amendments to be "docketed" for further consideration in the 2019-2020 cycle. This resolution also included proposed Comprehensive Plan amendments identified for future consideration by the City Council in previous legislative actions.

- Analysis of proposed amendments by the Office of Planning and Community Development (OPCD) and the Seattle Planning Commission, with recommendations to the Council for action on selected amendments. This report constitutes a summary of the analysis conducted by OPCD and its recommendations to Council.

- Consideration of recommended amendments by the City Council commencing in March of 2020.

Section 2 – Background on Seattle's Comprehensive Plan and Amendment Process

The City first adopted a Comprehensive Plan in 1994 and conducted a review and update of the Plan in 2004 and again in 2015, extending the Plan's horizon to 2035 and planning for revised growth estimates. GMA requires that all comprehensive plans include six chapters, or "elements" – land use, transportation, housing, capital facilities, utilities, and economic development. GMA also requires that certain cities, including Seattle, have elements in their plans that address marine container ports. In addition to the required elements, Seattle has chosen to include elements related

to growth strategy, environment, parks and open space, arts and culture, community well-being, community engagement, and shorelines in the City's Plan.

The City has amended the Plan nearly every year since it was first adopted. The City did not docket amendments for consideration during the 2018-2019 cycle, opting for a hiatus to address amendments related to Mandatory Housing Affordability legislation.

Section 3 – Docketed Amendments Recommended for Adoption

Based on OPCD's evaluation, the Mayor recommends the following amendments be adopted into the City's Comprehensive Plan:

- Future Land Use Map amendment to change the designation from Multi-Family Residential to Hub Urban Village and to expand the boundary of the West Seattle Hub Urban Village to include the campus of Providence Mt. St. Vincent – Seattle (Providence)
- North Delridge Action Plan recommended amendments to the Delridge Neighborhood Plan goals and policies in the Neighborhood Element

Analysis of each recommended amendment is described in turn below.

West Seattle Junction FLUM

Element: Future Land Use Map

Submitted by: Providence St. Joseph Health

Proposed Amendment: Providence proposes to expand the Hub Urban Village of West Seattle Junction to include the campus of Providence Mount St. Vincent – Seattle. A map of the proposed boundary change is shown in Exhibit A.

Background

Providence located at 4831 35th Ave. SW is a multifunctional facility operated by Providence Health and Services. It supports low-income individuals, working parents, and people of color by providing daycare, assisted living apartments, senior housing, and other community services. The campus occupies a 9-acre site covering a full block bounded by 35th Ave. SW, SW Edmunds St., 37th Ave. SW, and SW Hudson St. The site has an internal circulation among a mix of structures dating from the 1920s and last renovated in the 1990s.

The property is designated on the Future Land Use Map (FLUM) as Multifamily and is contiguous to the West Seattle Junction Hub Urban Village on its north and west boundaries. Properties to the south and east are designated Single Family on the FLUM. Nearby to the east is Camp Long park. The Providence site is currently zoned LR3(M).

Providence is seeking to renovate and expand the current uses on the property, including additional senior housing and space for a range of services to meet current and future community needs. Providence intends to add on-site parking to reduce the need for staff, residents, or guests to park on the street, and is planning to expand community-accessible green space on the site.

The applicant does not anticipate requesting a rezone of the property. The expansion of the boundaries of the Hub Urban Village designation to include the Providence site would, consistent with current City code, add capacity under LR3(M) for planned expansion. Currently, LR3(M) would allow a maximum height of 40 feet and a maximum floor-area-ratio (FAR) of 1.8 on the site. If the site were included within the Hub Urban Village, LR3(M) would allow up to 50 feet in building height and an FAR of 2.3.

Public Engagement

OPCD provided opportunities for local stakeholders to comment on this proposal. This outreach effort included mailing a notice to every address within 300 feet of the Providence campus, notification to neighborhood groups in the vicinity of the West Seattle Junction Hub Urban Village, posted notices on site, and provided an extended SEPA comment and appeal period..

Analysis

The Comprehensive Plan defines Hub Urban Villages as dense, mixed-use, walkable communities that offer a balance of housing and employment. These areas provide a mix of goods, services, and employment for their residents and surrounding neighborhoods. Properties inside Hub Urban Villages are generally within a 10-minute walk shed of frequent transit and are planned to develop with residential densities greater than Residential Urban Villages and residential and employment densities less than Urban Centers.

The location of Providence within a 10-minute walk of future light rail supports inclusion within the West Seattle Junction Hub Urban Village. Further, the current uses and planned expansion of uses that will increase residential densities and provide neighborhood services are consistent with the intent of a Hub Urban Village.

Specific Comprehensive Plan policies that support including Providence are addressed as follows.

> GS 1.2 Encourage investments and activities in urban centers and urban villages that will enable those areas to flourish as compact mixed-use neighborhoods designed to accommodate the majority of the city's new jobs and housing.

The Providence campus includes a mix of residential and social services that is consistent with the goal of establishing compact mixed-use neighborhoods to accommodate future growth. Future redevelopment under densities that are allowed in Hub Urban Villages will strengthen its contribution to this goal.

> GS 1.3 Establish boundaries for urban centers, urban villages, and manufacturing/industrial centers that reflect existing development patterns; potential access to services, including transit; intended community characteristics; and recognized neighborhood areas.

The proposed amendment and infill development that would follow will continue the existing development pattern on the Providence site. Access to transit will increase services for the surrounding area and from other areas of the city.

Recommendation: Amend the Future Land Use Map to expand the boundary of the West Seattle Junction Hub Urban Village and change the designation from Multi-Family Residential to Hub Urban Village, shown in Exhibit A.

Delridge Neighborhood Plan

Element: Neighborhood Plans

Submitted by: City Council

Proposed Amendment: To amend the Delridge Neighborhood Plan goals and policies as recommended in the North Delridge Action Plan, with minor technical revisions recommended by OPCD, shown in Exhibit B.

Background

The Delridge Neighborhood Plan was adopted in 1999 and incorporated into the Comprehensive Plan. In 2014, OPCD and the Department of Neighborhoods started working with community members to assess conditions that had changed since 1999 and to develop an Action Plan to respond to those conditions. Key factors spurring development of the Action Plan included broad community support, planning for a Delridge Multimodal Corridor Project, the Healthy Living Assessment (2014), and planning for Sound Transit 3.

The resulting North Delridge Action Plan was completed in 2018, following several years of engagement with the Delridge community. Seattle City Council recognized this work in Resolution 31880, which called for consideration of the recommended amendments to the Delridge Neighborhood Plan as part of the 2020 annual amendment package.

The Action Plan promotes several community priorities that are reflected in the Neighborhood Plan amendments:

- Supporting diverse and engaged communities
- Developing dynamic neighborhood destinations
- Improving access to affordable, healthy food
- Providing active transportation choices
- A healthy Longfellow Creek basin
- Parks and cultural facilities that support a healthy community

For example, new goals and policies in Parks and Open Space call for investments in facilities and services that better serve the needs of the diverse local community. New policies under Transportation describe a more complete set of community priorities around transit, walking, and biking. A new goal and policies address access to healthy food within the community.

It should be noted that Policies P22 and P41 have been edited slightly for consistency with Comprehensive Plan terminology and current planning projects.

Analysis

Seattle 2035 envisions that neighborhood plans will continue "to evolve as the needs of the community, city, and region change over time" to "provide more specific guidance than the citywide policies do for areas where growth and change are occurring or desired." Consideration of plan amendments is supported by:

> CI 2.10 Use outcomes of the community planning process to update the goals and policies in the Neighborhood Plans section of the Comprehensive Plan.

The Comprehensive Plan states that neighborhood plans will "remain consistent with the overall citywide vision and strategy of the Comprehensive Plan." OPCD has reviewed the new and amended goals and policies proposed for the Delridge Neighborhood Plan and concluded the changes are both consistent with the overall Plan and that they provide valuable direction for specific actions within the community to advance overall policy goals in areas such as racial equity, community well-being, and multi-modal mobility. The North Delridge Action Plan process incorporated new data, especially on health equity, and provided a foundation for updating community-based priorities to address emerging issues for residents.

Finally, the Action Plan process fulfilled Comprehensive Plan policies for community engagement, such as:

> CI 2.1 Use an inclusive community involvement process in all community planning efforts.

The City used an inclusive outreach and engagement process to involve a cross-section of community members in the North Delridge Action Plan and proposed comprehensive plan amendments. Over 400 attendees shaped the project through youth, Vietnamese, Cambodian, Spanish and Somali focus group meetings, three community-wide workshops, in-person interviews, business canvassing, and online surveys.

Recommendation: Amend the Delridge Neighborhood Plan to incorporate specific goals and policies into the Comprehensive Plan, as shown in Exhibit B.

Section 4 – Docketed Amendments that are not Recommended for Adoption

Based on OPCD's evaluation, the Mayor recommends that the City Council NOT adopt the following amendment to the City's Comprehensive Plan:

- Northgate Future Land Use Amendment. This proposal would extend the boundaries of the Northgate Urban Center north to include two parcels currently zoned SF 7200.

Northgate Future Land Use Map Amendment

Element: Growth Strategy, Land Use

Submitted by: Alex Skoulis

Proposed Amendment: To extend the boundaries of the Northgate Urban Center north to include two single-family parcels, as shown in Exhibit C.

Background

The applicant has requested that the Northgate Urban Center be expanded to include two parcels, located at 11316 and 11318 5th Ave. NE, which are currently designated Single Family on the FLUM. The applicant is also proposing a rezone of the properties from SF7200 to LR1.

The affected area is approximately .5 acres in size and has a current use of single-family residential. Access to the parcels is provided by an unimproved gravel and dirt private dead-end road that is in poor condition. Also served by this road are several parcels with single-family homes that are located within the Northgate Urban Center and are zoned LR2.

With this amendment, the applicant is seeking to increase residential development capacity in order to redevelop the properties and bolster the ability to finance necessary improvements. The parcels to the south are underdeveloped and the cost of needed infrastructure to accommodate more intense development is prohibitive given the area it would serve. To enable development, the area requires improvements to the access road, sewer, and fire safety infrastructure. Rezoning the subject parcels would add to total redevelopment potential on the private road, which, according to the applicant, would enable development of a size that would make it financially feasible to make the necessary infrastructure investments.

The applicant has also argued that a rezone to LR1 would create more of a transition from higher density zoning within the Urban Center to single-family zoning outside the Urban Center.

Analysis

This proposal is not recommended for approval because it is inconsistent with the Comprehensive Plan definition and criteria for Urban Centers and because of the small size of area affected by the proposal.

The Comprehensive Plan defines Urban Centers as the densest of Seattle Neighborhoods "that act as both regional centers and local neighborhoods that offer a diverse mix of uses, housing, and employment opportunities." Seattle's six Urban Centers are to receive the majority of the City's growth in jobs and housing supported by multi-modal transportation infrastructure (high capacity transit, bus, bicycle and pedestrian infrastructure), investments in other facilities and services, and a variety of housing types. The subject properties do not currently meet criteria for inclusion within an Urban Center for the following reasons:

- Inclusion of the properties within the Northgate Urban Center is not supported by proximity to transit. Criteria for Urban Center designation includes location within .5 miles of high capacity transit. The subject properties are almost a mile from the future Northgate Link Light Rail Station, well beyond the half-mile standard for including land within Urban Centers.

- Transition from Urban Center to single-family areas. The Comprehensive Plan policies seek a transition from more intense land uses in the Urban Centers to less intense single-family neighborhoods nearby Urban Centers. The subject properties are at the extreme periphery of the Urban Center and the properties to the south, which are zoned LR2, represent the transition from Seattle Mixed zoning in the heart of the Urban Center to Neighborhood Commercial and finally to LR2 at the edges. No additional transition is needed.

Any consideration of expansion of the Northgate Urban Center in this area should occur as part of broader analysis considering infrastructure needs over a larger area, future transit access changes, and anticipated growth needs. This type of planning could occur through the major update to the Comprehensive Plan in 2023, rather than selectively expanding the boundary to take in just two additional parcels.

Recommendation: Do not amend the boundary of the Northgate Urban Center to include properties at 11316 and 11318 5th Ave. NE.

Section 5 – Docketed Amendments not Analyzed, No Recommendation at this Time

There are several proposed Comprehensive Plan amendments that were docketed by Council in Resolution 31896 but have not been analyzed by OPCD and for which OPCD is not making any recommendation at this time. Each is briefly described below, with an explanation of why OPCD has not analyzed the proposal as part of the 2019-2020 annual amendment cycle.

A. Impact Fees

Element: Capital Facilities and other elements as appropriate

Submitted by: City Council

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

Reason for not analyzing: The City Council conducted SEPA on proposed Comprehensive Plan amendments related to transportation impact fees and issued a DNS in November 2108, which was appealed to the Hearing Examiner. The Examiner issued its decision in October 2019, requiring some additional work be done. The Council has yet to complete that work.

B. Alternative Name for Single-Family Zones

Element: Land Use

Submitted by: City Council

Proposed Amendment: Recommend an alternative name for single-family zones, such as Neighborhood Residential, and propose Comprehensive Plan amendments to implement this change, as appropriate.

Reason for not analyzing: Given the potential relationship to other policies, level of analysis, and level of public engagement necessary, this proposal is more appropriately addressed through the major update to the Comprehensive Plan in 2023.

C. Fossil Fuels and Public Health

Element: Environment, Land Use, or Utilities Elements

Proposed Amendment: The Council requests that OPCD, in consultation with the Seattle Department of Construction and Inspections, the Office of Sustainability, and the Environmental Justice Committee, draft, evaluate, undertake environmental review and provide recommendations of potential amendments to the Environment, Land Use, or Utilities Elements that would clarify the City's intent to protect the public health and meet its climate goals by limiting fossil fuel productions and storage.

Reason for not analyzing: The level of analysis to effectively identify and evaluate potential amendments does not align with OPCD work plan and staffing capacity at this time. Work to propose and evaluate such amendments is more appropriate for the major update to the Comprehensive Plan in 2023 and also will be addressed as OPCD works with SDCI to respond to SLI SDCI-3-A-1.

D. 130th Street Station Urban Village

Element: Growth Strategy

Proposed Amendment: Conduct community-based planning work to develop a proposal to establish an Urban Village around the planned Link Light Rail station at N. 130th St. and Interstate 5, with transit-supportive development capacity and urban village-level amenities, such as transit-oriented development, childcare, and housing.

Reason for not analyzing: OPCD is currently engaged in a community planning process in this community and is developing alternative approaches to planning for increased density and mix of uses around the future light rail station including potential designation of this area as an Urban Village. This work will not be complete for this Comprehensive Plan Amendment cycle. However, any recommended amendments to land uses or Urban Village designations could be considered in future annual amendment cycles, including 2020-21, or in the major Plan update in 2023.

E. South Park Urban Village Designation

Element: Growth Strategy

Submitted by: City Council

Proposed Amendment: Assess how the South Park neighborhood meets the criteria for Urban Village designation and provide a report to Council.

Reason for not analyzing: The City will be adopting a major update to the Comprehensive Plan in 2023. As part of the update, OPCD expects to review the Urban Centers and Villages Growth Strategy. Whether South Park neighborhood should be designated as an Urban Village is more appropriately addressed as part of this more comprehensive work.

Exhibit A

West Seattle Junction FLUM map

Exhibit B

Delridge Neighborhood Plan Amendments

Delridge Neighborhood Plan Proposed Goals and Policies

PARKS & OPEN SPACE GOAL

D-G1 A Delridge community that is integrated with the natural environment, where open space and natural areas are preserved, interconnected, well maintained, and safe for wildlife and residents including children.

D-G2 Parks and recreation resources that meet the needs of all Delridge communities and provide opportunities to address health inequities.

PARKS & OPEN SPACE POLICIES

D-P1 Seek to create a comprehensive open space network in Delridge that integrates the residential and business environments with natural areas for public access and wildlife habitat.

D-P2 Seek to protect from development: natural open space areas, wetlands, drainage corridors, and woodlands that contain prime wildlife habitat along the Longfellow Creek, Puget Creek, and Duwamish River drainage corridors and valley hillsides.

D-P3 Strive to create a comprehensive system of trails for recreational hikers, walkers, and joggers, linking residential areas to parks and community facilities, schools, business nodes, and transit systems.

D-P4 Work with community groups and neighborhood stakeholders to provide stewardship of the natural environment using appropriate city resources in partnership with community organizations, schools, and others.

D-P5 Support year-round programming to help sustain Delridge's identity as a neighborhood where art, nature and culture are shared and sustained.

D-P6 Use existing public spaces to provide recreational opportunities (especially play areas) for a range of children and youth.

D-P7 Improve walking routes to playgrounds especially where playgrounds are located on school grounds where improvements can enhance safe school access.

D-P8 Work with communities to add programming or improvements that are appropriate for the character of each park to increase overall use and opportunities for physical activity.

D-P9 Support the Delridge Community Center, the Southwest Teen Life Center, and organizations like Youngstown Cultural Arts Center in providing a range of culturally supportive programming.

D-P10 Increase use of Delridge's park and cultural facilities by engaging historically underrepresented communities and using a multicultural design process in identifying parks and recreation needs and defining physical and programmatic improvements.

D-P11 Seek grants and build partnerships to develop, manage, program, and as needed, acquire parks and cultural facilities.

D-P12 Consider the health inequities reported in the Delridge Health Reporting Area when selecting physical improvements and programs, paying special attention that the improvements provide increased opportunity to those experiencing health inequities.

D-P13 Seek to reduce pollution into Longfellow Creek by installing Natural Drainage Systems in the public right-of-way, where feasible, as part of the Integrated Plan.

LAND USE GOALS

D-G((~~2~~))3 A series of mixed-use activity nodes or centers along Delridge Way clustering commercial, business, entertainment, community uses, and public facilities.

D-G((~~3~~))4 The mixed-use neighborhood anchors provide services to residents in compact areas accessible from walkways, park trails, bikeways, transit routes, and local residential streets.

LAND USE POLICIES

D-P((~~5~~))14 Seek to create special identities for unique districts or places, particularly the neighborhood anchors along Delridge Way, using distinctive and unique gateways, pedestrian amenities, streetscape, and other furnishings and designs.

D-P((~~6~~))15 Strengthen the local Delridge business community by participating in public/private ventures to provide public benefits as appropriate to meet Delridge' s long-range goals.

D-P((~~7~~))16 Seek to develop a pedestrian-oriented environment along Delridge Way that integrates adjacent storefront activities with transit, parking, bikeways, and walking areas. Seek to calm traffic on Delridge Way through the neighborhood anchors.

D-P((~~8~~))17 Seek to enhance pedestrian improvements and commercial services in the neighborhood anchor at Delridge and Andover. This anchor should serve as a major local employment center, while facilitating the flow of traffic through the node and onto the West Seattle bridge.

D-P((~~9~~))18 Seek to improve the "community campus" neighborhood anchor at Delridge and Genesee. This anchor should provide educational, recreational, cultural, and social opportunities (and potentially increased housing) to the neighborhood, by ((~~preserving and redeveloping the Old Cooper School and by coordinating, expanding, and improving programs between the local agencies~~)) sustaining, coordinating, and improving programs offered by Youngstown Cultural Arts Center and its tenant organizations, Southwest Youth and Family Services, and the Delridge Community Center.

D-P((~~10~~))19 Seek to improve the neighborhood anchor at Delridge and Brandon, through means including the continuation of the neighborhood commercial zone in the vicinity, along Delridge Way south to SW Juneau Street. This anchor should provide neighborhood-oriented retail and personal services and neighborhood-based city services (such as a neighborhood service center and library) for the nearby neighborhoods and existing neighborhood businesses.

((~~D-P11~~ ~~To support the vision of the neighborhood anchor designated at Delridge and Brandon, LDT zoning is appropriate, along both sides of SW Brandon Street between 23rd Avenue SW and 26th Avenue SW; and along both sides of SW Findlay Street between 23rd Avenue SW and 26th Avenue SW.~~))

D-P((~~12~~))20 Seek to improve the neighborhood anchor at Delridge and Sylvan/Orchard Ways, which will provide goods, services, entertainment, and transit services to the West Seattle area.

D-P21 Seek to increase construction, by new development, of right-of-way improvements that collect and convey stormwater, and improve pedestrian mobility.

D-P22 Undertake Sound Transit 3 station design guidance and station area planning ~~and design~~ to support community-oriented commercial development, additional residential development, and improved access by biking, walking, and taking transit. A station access plan should also enable car drop-off at the station given the challenges to accessing the station by foot.

TRANSPORTATION GOALS

D-G((4))5 A transportation system that provides convenient access for local travel within the neighborhood, and access to principal employment, shopping, and entertainment activities in the surrounding area.

D-G((~~5~~))6 A community that provides safe, convenient, and efficient bikeway access to local and regional destinations.

TRANSPORTATION POLICIES

D-P((~~13~~))23 Encourage high-quality bus service with effective and efficient transfer opportunities, and facilities that provide adequate safety and security.

D-P((~~14~~))24 Seek to use park-and-ride lots for multiple purposes such as serving as off-peak period recreational trailheads.

D-P((~~15~~))25 Strive for high-quality roadway maintenance to ensure safe and efficient travel for pedestrians and vehicles.

D-P26 Seek to design Delridge Way SW as a multimodal corridor that supports Delridge's vision for community development, with improved transit and non-motorized transportation choices.

D-P27 Maintain and improve unopened rights-of-way to provide walking and biking connections where roads are not feasible.

D-P28 Increase the number of streets with sidewalks, implementing the Pedestrian Master Plan and community priorities for new sidewalks.

D-P29 Implement a complete network of all ages and abilities bicycle facilities that provide connections to local and regional destinations.

D-P30 Maintain and seek opportunities to expand trails in Delridge to provide additional connections to parks and other destinations throughout the neighborhood.

D-P31 Partner with organizations such as Feet First, school-based programs, and the community center to offer culturally responsive programs that promote bicycling and walking.

HOUSING GOALS

D-G((~~6~~))7 A community with a range of household types, family sizes, and incomes—including seniors and families with children.

D-G((~~7~~))8 A community that preserves and enhances the residential character of single-family neighborhoods within the Delridge community while providing a range of housing types to fit the diversity of Delridge households.

HOUSING POLICIES

D-P((~~16~~))32 Seek to use regulatory tools or other means to preserve open space and natural features while increasing the variety of housing types available to the community.

D-P((~~17~~))33 Encourage the rehabilitation of substandard housing.

COMMUNITY & CULTURE GOALS

D-G((~~8~~))9 A diverse community of neighborhoods with people from many cultures, longtime residents, and newcomers, young and old, people who own and rent homes and who work in a variety of jobs. A community where all people feel safe and welcome, have the opportunity to participate in their community and express what is most important to them, and which meets its residents' social, economic, and recreational needs.

COMMUNITY & CULTURE POLICIES

D-P((~~18~~))34 Seek to provide opportunities for multicultural sharing, education, understanding, and celebration through ((~~community participation~~)) inclusive engagement and appreciation efforts, and through the provision of public meeting facilities.

D-P((~~19~~))35 Seek to inventory and promote neighborhood-based emergency preparation plans.

D-P((~~20~~))36 Strive to build strong partnerships with local crime prevention efforts.

D-P((~~21~~))37 Seek to involve the whole community to make services available to the broadest cross section of the community by developing programs that address the needs of individuals and families.

D-P((~~22~~))38 Seek to develop cultural programs (such as art, music, and theater), and support community programs. Seek to provide public facilities that support the cultural programs.

D-P39 Strengthen partnerships and work with communities of color, immigrants, refugees, native peoples, people with low incomes, youth and limited English proficiency individuals in Delridge when developing and implementing plans that affect the distribution of resources, and programs that serve the community.

D-P40 Seek to build community leadership and the capacity of Delridge-serving organizations.

D-P41 Use a race and social justice analysis, such as the Racial Equity ~~and Social Justice~~ Toolkit, to establish racial equity outcomes when scoping capital projects and significant programs.

PLAN STEWARDSHIP GOAL

D-G ((~~9~~))10 A community fully involved in efforts to implement the neighborhood plan, and to maximize the efficient use of available resources.

PLAN STEWARDSHIP POLICIES

D-P ((~~23~~))42 Promote partnerships with projects that can leverage City efforts toward the implementation of the Delridge neighborhood plan.

D-P((~~24~~))43 Support community-based efforts to implement and steward the plan.

ECONOMIC DEVELOPMENT GOAL

D-G11 A community that offers pathways to jobs and wealth creation.

ECONOMIC DEVELOPMENT POLICIES

D-P((~~25~~))44 Seek to create greater employment and shopping opportunities within the Delridge neighborhood.

D-P((~~26~~))45 Seek to participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts that support community residents in need of employment.

D-P((~~27~~))46 Encourage local business development opportunities, particularly for small businesses that may be owned by or employ Delridge residents.

ACCESS TO AFFORDABLE, HEALTHY FOOD GOALS

D-G12 A community where residents have the economic ability, mobility, and choices to access healthy, affordable, and culturally appropriate food.

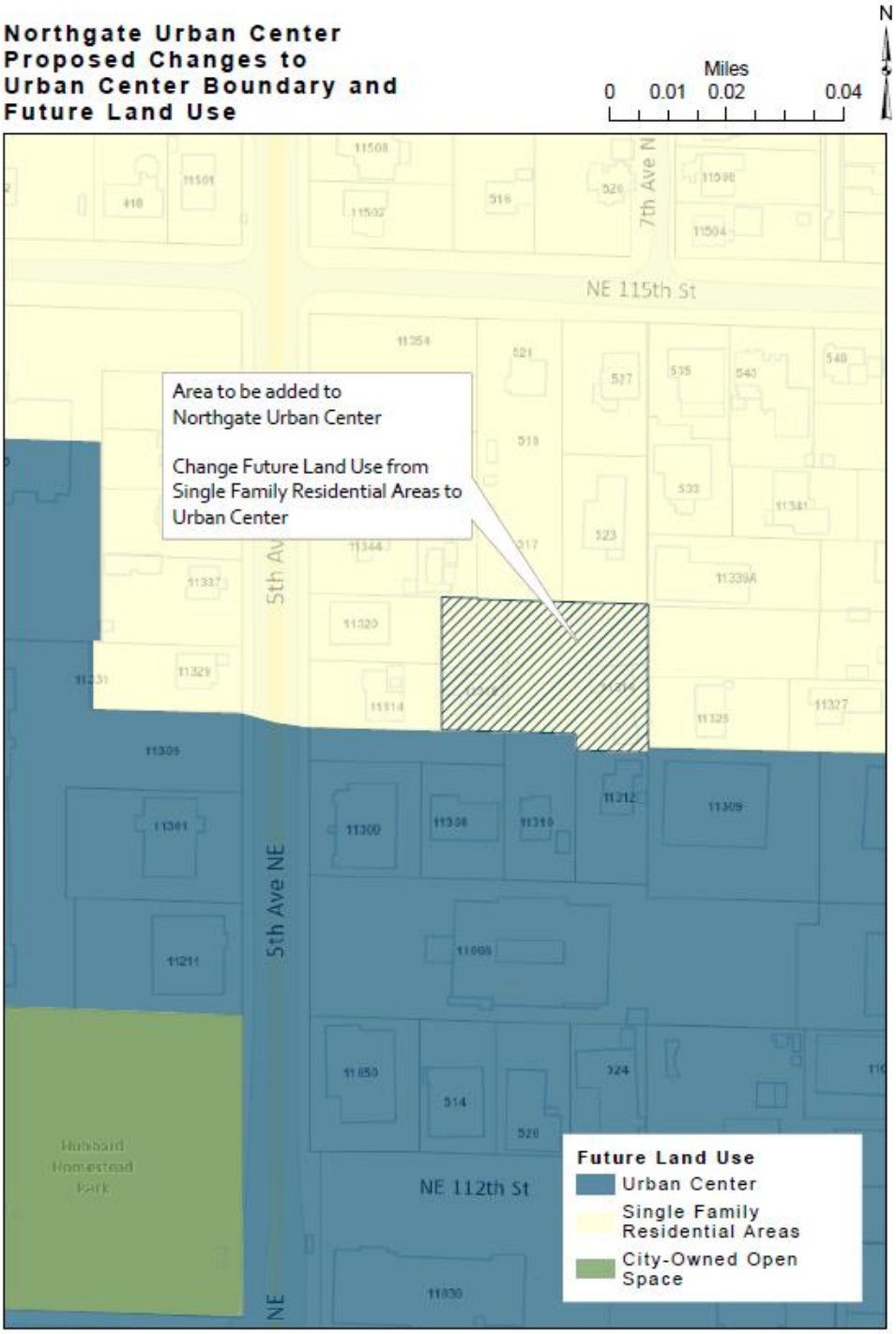
ACCESS TO AFFORDABLE, HEALTHY FOOD POLICIES

D-P47 Strive to increase opportunities to access affordable healthy food along Delridge Way SW near Brandon Junction or Sylvan Junction.

D-P48 Promote and support access to urban farming and education about growing food in ways that are accessible by Delridge's diverse cultures.

Exhibit C

Northgate Future Land Use Amendment



City of Seattle
Seattle Planning Commission

May 15, 2020

Honorable Councilmember Dan Strauss, Chair
Land Use and Neighborhoods Committee
via e-mail

RE: 2019/2020 Comprehensive Plan Amendment Recommendations

Dear Councilmember Strauss,

The Seattle Planning Commission is pleased to provide our comments and recommendations on which proposed 2019-2020 Comprehensive Plan amendments should be adopted as part of the annual update process. Providing recommendations on annual Comprehensive Plan proposals is a mandate of the Commission and a responsibility we are pleased to fulfill as stewards of Seattle's Comprehensive Plan.

The Planning Commission recommends adopting the following amendment proposals:

Proposed Future Land Use Map (FLUM) Amendment: 4831 35th Ave SW

The applicant is requesting to amend the boundaries of the West Seattle Junction Hub Urban Village to include the Providence Mount Saint Vincent property. This large 9-acre parcel is one full block in size and is immediately adjacent to the West Seattle Junction Hub Urban Village on its north and west boundaries. The proposal would extend the boundaries of the hub urban village to include this parcel. The property is currently designated on the FLUM as Multi-Family Residential and is currently zoned LR3(M). Properties to the south and east are designated Single Family Residential on the FLUM. Expanding the boundaries of the Hub Urban Village to include this site would add capacity for Providence to expand the current uses on the property, including additional senior housing and space for a range of services to meet community needs. The current LR3(M) zoning allows a maximum height of 40 feet and a maximum floor-area-ratio (FAR) of 1.8 on the site. If the site were included within the Hub Urban Village, LR3(M) would allow building heights up to 50 feet and a FAR of 2.3. The applicant does not anticipate requesting a rezone of the property.

Hub Urban Villages as designated in the Seattle's Comprehensive Plan as dense, mixed-use, walkable communities that offer a balance of housing and employment. These areas are generally within a 10-minute walkshed of frequent transit and provide a mix of goods, services, and employment for their residents and surrounding neighborhoods. The current mix of residential and social services at the Providence site and its planned expansion of uses, in addition to its location within a 10-minute

walk of future light rail, are consistent with the Comprehensive Plan's goal of establishing compact mixed-use neighborhoods to accommodate future growth.

The Planning Commission supports inclusion of the Providence campus within the West Seattle Junction Hub Urban Village. We recommend amending the FLUM to expand the boundary of the hub urban village and change this property's designation from Multi-Family to Hub Urban Village.

Proposed Amendment to Goals and Policies: To amend the Delridge Neighborhood Plan goals and policies as recommended in the North Delridge Action Plan, with minor technical revisions recommended by the Office of Planning and Community Development.

This proposal would amend the Delridge Neighborhood Plan to incorporate specific goals and policies from the North Delridge Action Plan into the Comprehensive Plan. The proposed Neighborhood Plan amendments incorporate the following community priorities from the North Delridge Action Plan:

- Supporting diverse and engaged communities
- Developing dynamic neighborhood destinations
- Improving access to affordable, healthy food
- Providing active transportation choices
- A healthy Longfellow Creek basin, and
- Parks and cultural facilities that support a healthy community

The Planning Commission was briefed on the North Delridge Action Plan and the resulting Neighborhood Plan amendments by the Office of Planning and Community Development (OPCD) in 2019. It is our understanding that OPCD and the Department of Neighborhoods have worked extensively with the Delridge community over the past several years to respond to conditions that have changed since completion of the original Delridge Neighborhood Plan in 1999. We support adoption of these amendments, especially with the knowledge that they were crafted incorporating data and input from a robust community engagement process.

The Planning Commission recommends the following amendment proposals not be adopted:

Proposed FLUM Amendment: 11316 and 11318 5th Ave NE

The applicant is requesting to extend the boundaries of the Northgate Urban Center to include these two parcels, which are immediately outside of the Urban Center boundary. The proposed FLUM change would facilitate a change from Single Family Residential to Multi-Family Residential use. The applicant is proposing a rezone of the properties from SF7200 to LR1.

The Planning Commission agrees with OPCD's recommendation that this proposal not be adopted at this time because it is inconsistent with the Comprehensive Plan definition and criteria for Urban Centers and because of the small size of area affected by the proposal. However, the Commission is a consistent advocate for neighborhoods that offer a diverse mix of uses, housing, and employment

opportunities, especially in areas with proximity to high capacity transit. The Urban Centers are designated to receive the majority of the City's growth in jobs and housing. With the scheduled opening of the Northgate Link Light Rail Station in 2021, the Northgate Urban Center is positioned as a tremendous opportunity for future growth. To fully capture this opportunity, the City may consider expanding the criteria for an Urban Center designation from locations within 0.5 miles of high capacity transit to a new boundary designation that includes all properties within one mile of high capacity transit. To this end, the Commission encourages a comprehensive review of the Urban Center definition and boundaries during the next Major Update to the Comprehensive Plan.

Docketed Amendments Not Analyzed by OPCD

Of the eight proposed Comprehensive Plan amendments that were docketed by the City Council in Resolution 31896 for further analysis, OPCD declined to analyze or make recommendations on five of those amendments as part of the 2019-2020 annual amendment cycle. The Planning Commission offers its comments and recommendations on these amendments below. We have concerns about waiting until the next Major Update of the Comprehensive Plan in 2024 for consideration of these proposed amendments and encourage the City Council to move forward on them sooner where appropriate.

Alternative Name for Single Family Zones

The City Council has proposed an amendment that would recommend an alternative name for single family zones, such as Neighborhood Residential, and amend the Land Use Element of the Comprehensive Plan to implement this change. OPCD has stated this amendment could be more appropriately addressed through the next Major Update to the Comprehensive Plan, with the rationale that it is a bigger change outside of the scope of the annual amendments. The Planning Commission has concerns about waiting until the 2024 Major Update to the Comprehensive Plan to address an alternative name for single family zoning. The name 'single family' zoning has been a misnomer since 1994 when the city passed Accessory Dwelling Unit legislation allowing two households to live on a single family zoned parcel and is not representative of the households that currently live in those zones. This name is also linked to Seattle's former use of race-based zoning as an exclusionary practice. The Commission applauds and supports the City Council in the proposed amendment that would recommend changing the name of the zoning earlier than the Major Update. This change could also serve to inform the policy process considering alternatives to single family zoning.

The Planning Commission has been a consistent advocate for reexamining Seattle's land use policies to expand the range and affordability of housing choices. Our 2018 *Neighborhoods for All* report emphasized the benefits of allowing more housing and increasing housing choices in single family zones. The Commission applauds the City Council for including funding in the 2020 budget to analyze a variety of housing types in single family zones in the Environmental Impact Statement (EIS) on the Major Update to the Comprehensive Plan. We look forward to providing our input on this subject throughout the process to update the Comprehensive Plan. In the meantime, the Commission

recommends moving the effort to rename single family zoning forward sooner than the beginning of the Major Update.

Impact Fees

The City Council has requested potential amendments to Comprehensive Plan policies necessary to support implementation of an impact fee program for public streets, roads, and other transportation improvements; publicly owned parks, open space, and recreation facilities; and school facilities. The Planning Commission received a briefing on a proposed Comprehensive Plan Amendment related to transportation impact fees in October 2018. We understand that the State Environmental Policy Act (SEPA) analysis of that proposed amendment was appealed to the Hearing Examiner and this amendment is now subject to ongoing City Council consideration. The Commission will look forward to the opportunity to review this amendment if/when it moves forward.

Fossil Fuels and Public Health

The City Council has requested that OPCD, in consultation with the Seattle Department of Construction and Inspections, the Office of Sustainability, and the Environmental Justice Committee, draft potential amendments to the Environment, Land Use, or Utilities Elements that would clarify the City's intent to protect public health and meet its climate goals by limiting fossil fuel production and storage. OPCD has stated that the level of analysis to effectively identify and evaluate potential amendments is more appropriate for the Major Update to the Comprehensive Plan. The Planning Commission is generally supportive of goals and policies to reduce the impacts of climate change, including any strategies to reduce the use of fossil fuels. We will look forward to the opportunity to review such amendments in the future.

130th Street Station Urban Village

This docketed amendment proposes to establish an Urban Village around the planned 130th Street Link Light Rail Station, which would facilitate increased capacity for transit-oriented development and associated amenities. OPCD is currently engaged in a 130th/145th Street community planning process and will be developing several alternative planning approaches around the future 130th Street Station including potential designation of this area as an Urban Village. OPCD has stated that any amendments to the Comprehensive Plan that may result from this planning process could be considered in future annual amendment cycles or in the Major Update. The Planning Commission has been consistently supportive of a community planning process in this future light rail station area and we have been briefed on the progress of this planning process to date. We also support development of the station earlier than its currently scheduled 2031 opening date to avoid unnecessary transit delays and duplicative construction impacts to this community, as well as to expedite transit-oriented development opportunities in this growing community. The Commission will look forward to the opportunity to provide our input and feedback on any proposed Urban Village alternatives for the 130th Street Station area at the appropriate time.

While we are supportive of this amendment, we would like to see similar considerations at the Graham Street Station Area. The communities of color who reside in this Southeast Seattle neighborhood have been awaiting a station and accompanying development for more than a decade. They have done extensive community work and have prepared a Community Vision plan. See here for more information: https://www.pugetsoundsage.org/wp-content/uploads/2019/03/PSS-GrahamStreetVision.pdf

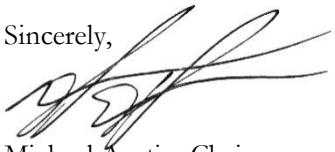
We understand the urgency for the development of the future 130th Street Station because it is on a light rail line that has not been built yet, but the irony of this reason only further amplifies the continued disinvestment in the communities of color around a future infill station at Graham Street. The Commission supports station area planning around this station building upon the established community vision and recommends Graham Street also be studied as an Urban Village.

South Park Urban Village Designation

The City Council proposed an amendment to assess how the South Park neighborhood meets the criteria for Urban Village designation. OPCD has stated that an effort to determine whether the South Park neighborhood should be designated as an Urban Village is more appropriately addressed as part of the Major Update to the Comprehensive Plan. OPCD expects to review the Urban Centers and Villages Growth Strategy during that effort. The Planning Commission is supportive of a comprehensive review of the City's Urban Centers and Urban Villages. If an effort to review the South Park Urban Village moves forward, the Commission strongly recommends that community members and the relevant stakeholders are engaged throughout that process. We look forward to providing our input and feedback at the appropriate time.

We appreciate the opportunity to provide our comments and recommendations on the 2019-2020 Comprehensive Plan Amendments. If you have any questions, please do not hesitate to contact me or Vanessa Murdock, Seattle Planning Commission Executive Director.

Sincerely,



Michael Austin, Chair
Seattle Planning Commission

cc: Mayor Jenny Durkan
Seattle City Councilmembers
Lish Whitson, Eric McConaghy; Council Central Staff
Sam Assefa, Michael Hubner; Office of Planning and Community Development

2020 Annual Comprehensive Amendments

Planning, Land Use and Neighborhoods Committee

September 9, 2020

Seattle
Office of Planning &
Community Development

Overview

- August 2019 City Council docketed 11 proposals to amend the Comprehensive Plan.
- Three proposed amendments were further analyzed for consideration by OPCD.
- Two analyzed amendments are recommended for adoption .
- One proposed amendment is not recommended.

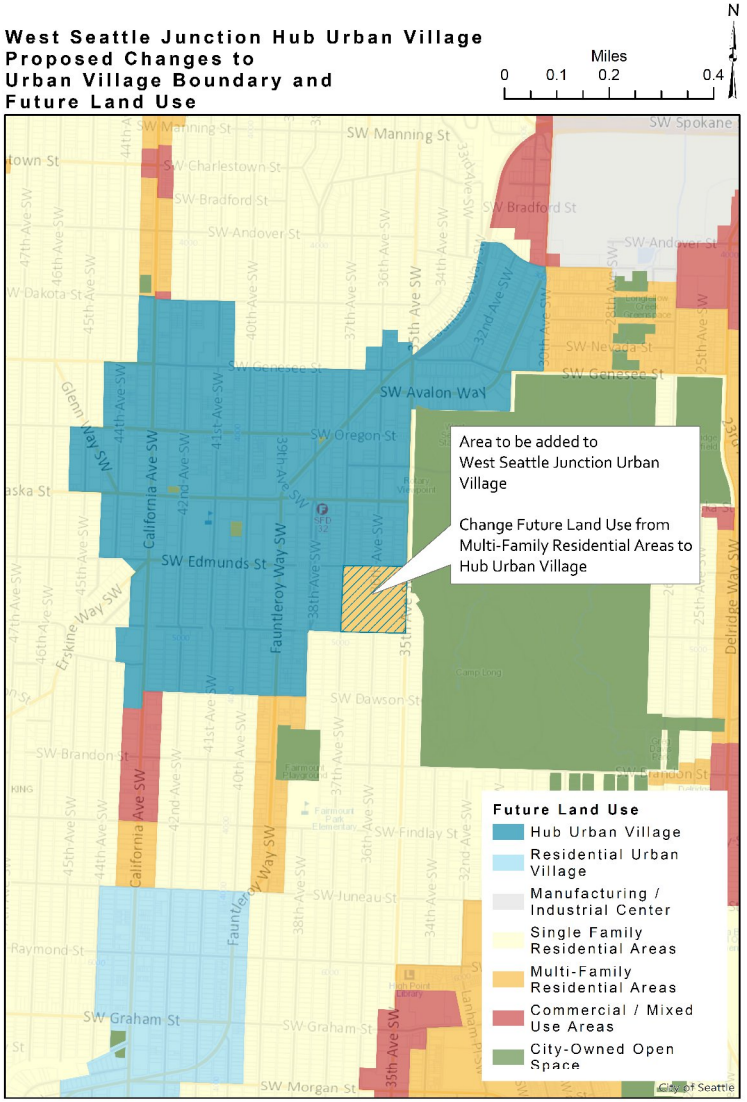
Docketed Proposals Not Analyzed

- Impact Fees
- Alternative Name for Single-Family Zoning
- Fossil Fuels and Public Health
- 130 Street Urban Village
- South Park Urban Village Designation

Amendments Recommended for Adoption

Future Land Use Map Amendment to include Providence-Mt. St. Vincents Hospital in the West Seattle Hub Urban Village.

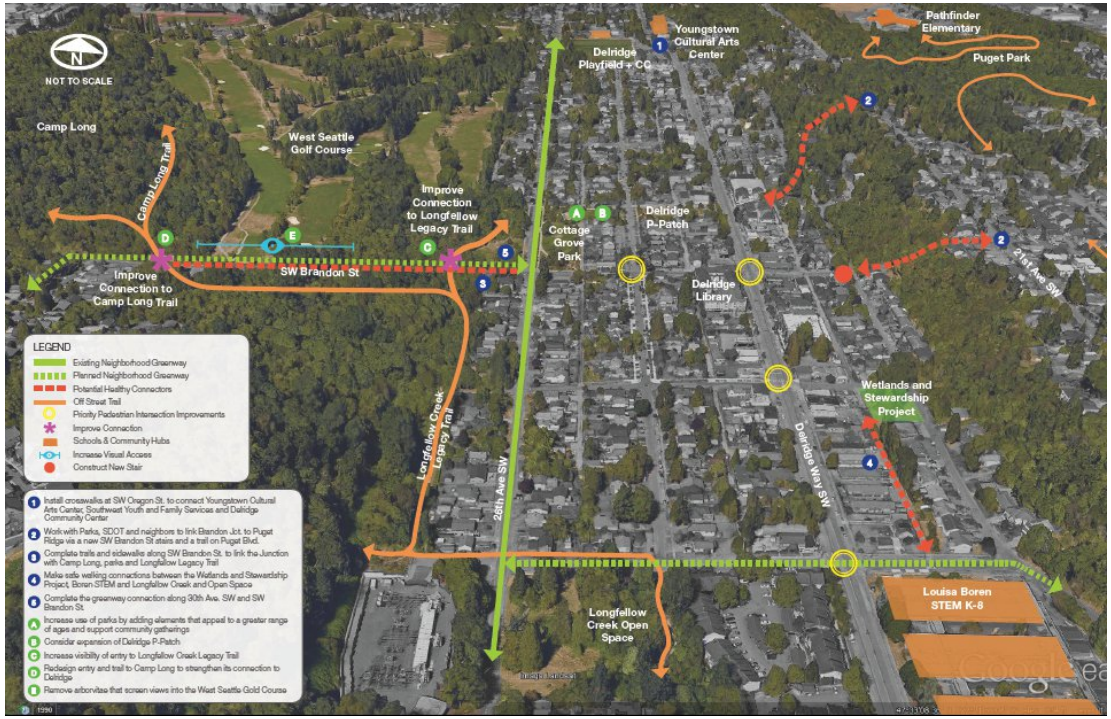
- Provides increased density as site redevelops .
- Meets goals for Hub Urban Village of promoting dense, mixed-use, walkable communities.



Amendments Recommended for Adoption

Amendments to the Delridge Neighborhood Plan. The amendments include:

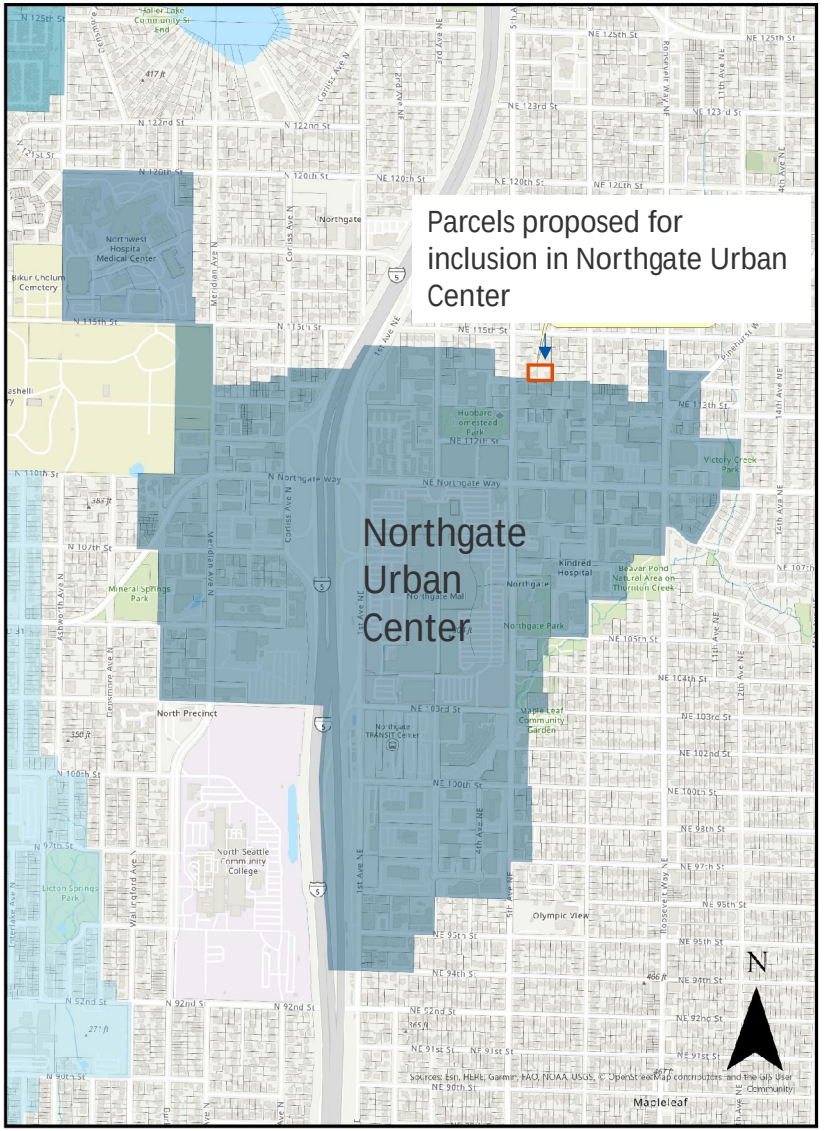
- Supporting diverse and engaged communities.
- Developing dynamic neighborhood destinations.
- Improving access to affordable, healthy food.
- Providing active transportation choices.
- A healthy Longfellow Creek basin.
- Parks and cultural facilities that support a healthy community.



Amendments Not Recommended for Adoption

Future Land Use Map amendment to the North Gate Urban Center.

- Size
- Distance from Transit



Lish Whitson/Eric McConaghy
Date: September 3, 2020
Version: 1

Amendment 1

to

CB 119838 - OPCD 2019-20 Comprehensive Plan Annual Amendment ORD

Sponsor: CM Strauss

Update all maps to show new boundaries of the West Seattle Junction Hub Urban Village

Amend Section 1 of Council Bill 119838, as follows:

Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 125790, is amended as follows

A. Amendments to the boundaries of the West Seattle Junction Hub Urban Village on the Future Land Use Map, Growth Strategy Figure 4, and the maps on pages 12 and 407 of the Comprehensive Plan, as shown on Maps A, B, C, D, E, F, G and H in Attachment 1 to this ordinance.

B. Amendments to the Neighborhood Plan Element of the Comprehensive Plan, as shown in Attachment 2 to this ordinance.

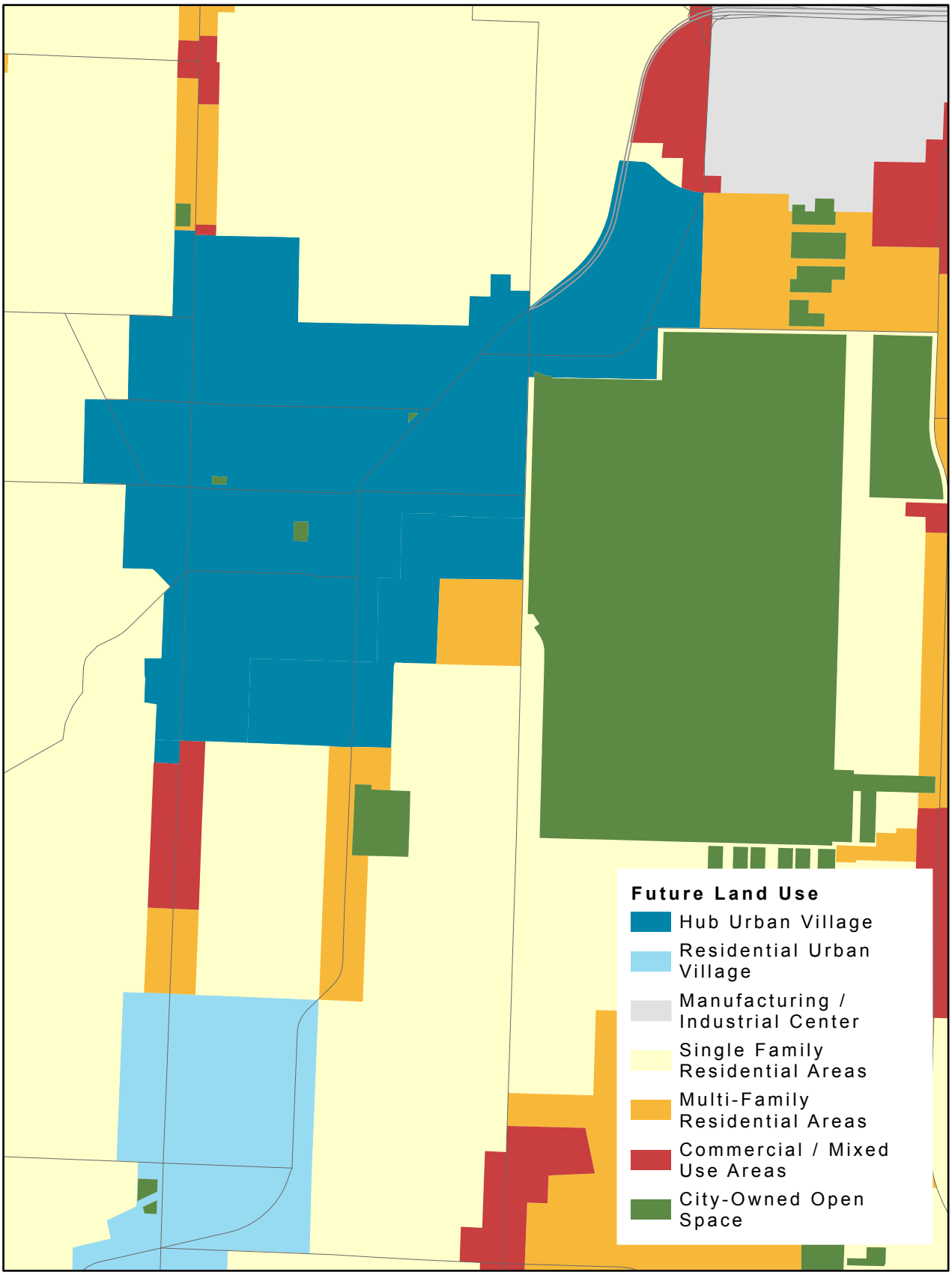
Amend Attachment 1 to Council Bill 119838 to show the existing (before) condition and the amended (after) condition of each of these maps:

- Future Land Use Map (see Maps A and B)
- Growth Strategy Figure 4 (see Maps C and D)
- Map on page 12 - Housing Units Built 1995-2014 (see Maps E and F)
- Map on page 407 - West Seattle Junction Hub Urban Village (see Maps G and H)

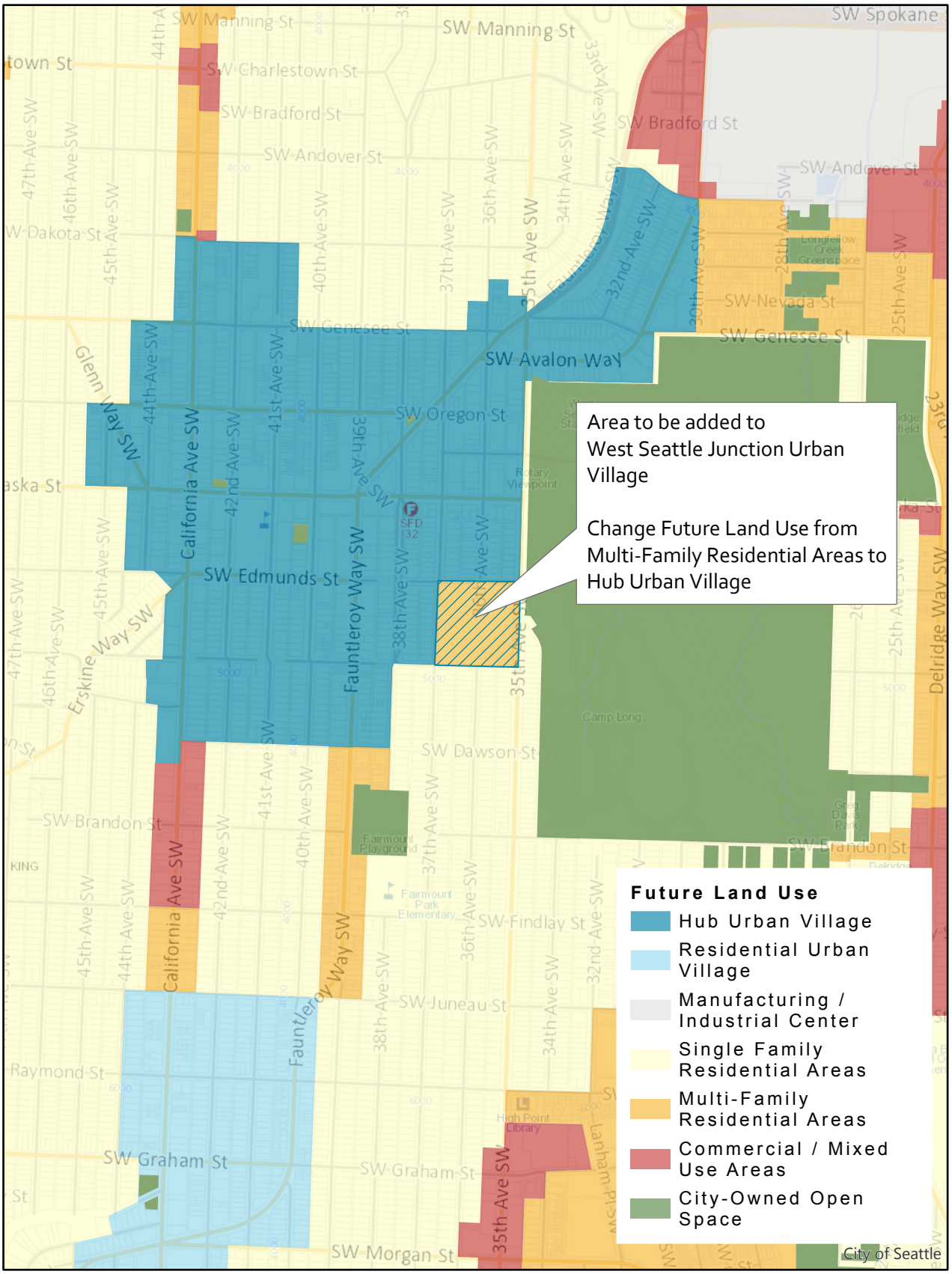
The amended attachment follows below.

Effect: The proposed amendment represents a technical correction to Council Bill 119838. It makes all maps in the Comprehensive Plan reflect the revised boundaries of the West Seattle Junction Hub Urban Village.

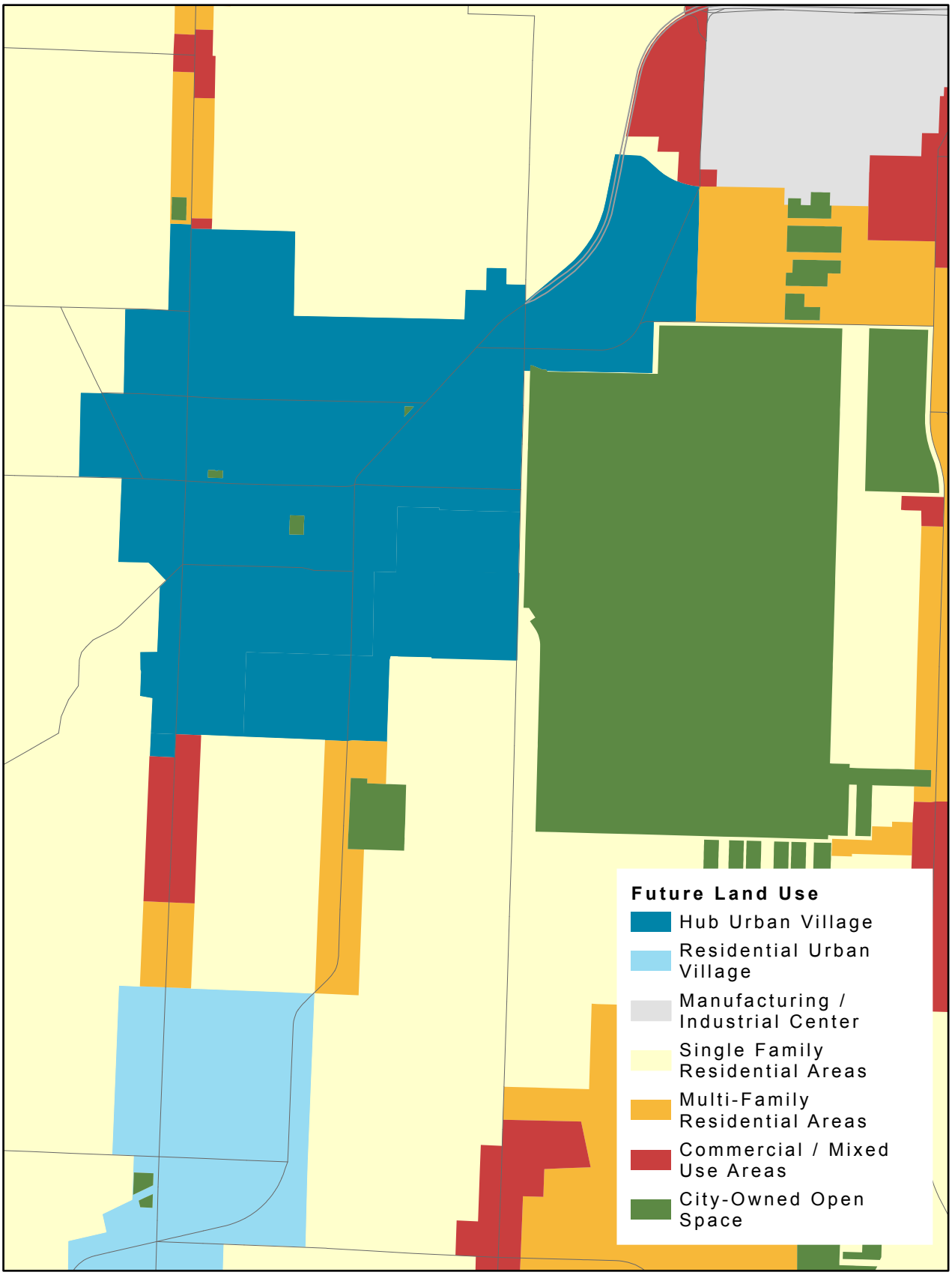
West Seattle Junction Hub Urban Village Future Land Use Map Before Change



West Seattle Junction Hub Urban Village Proposed Changes to Urban Village Boundary and Future Land Use

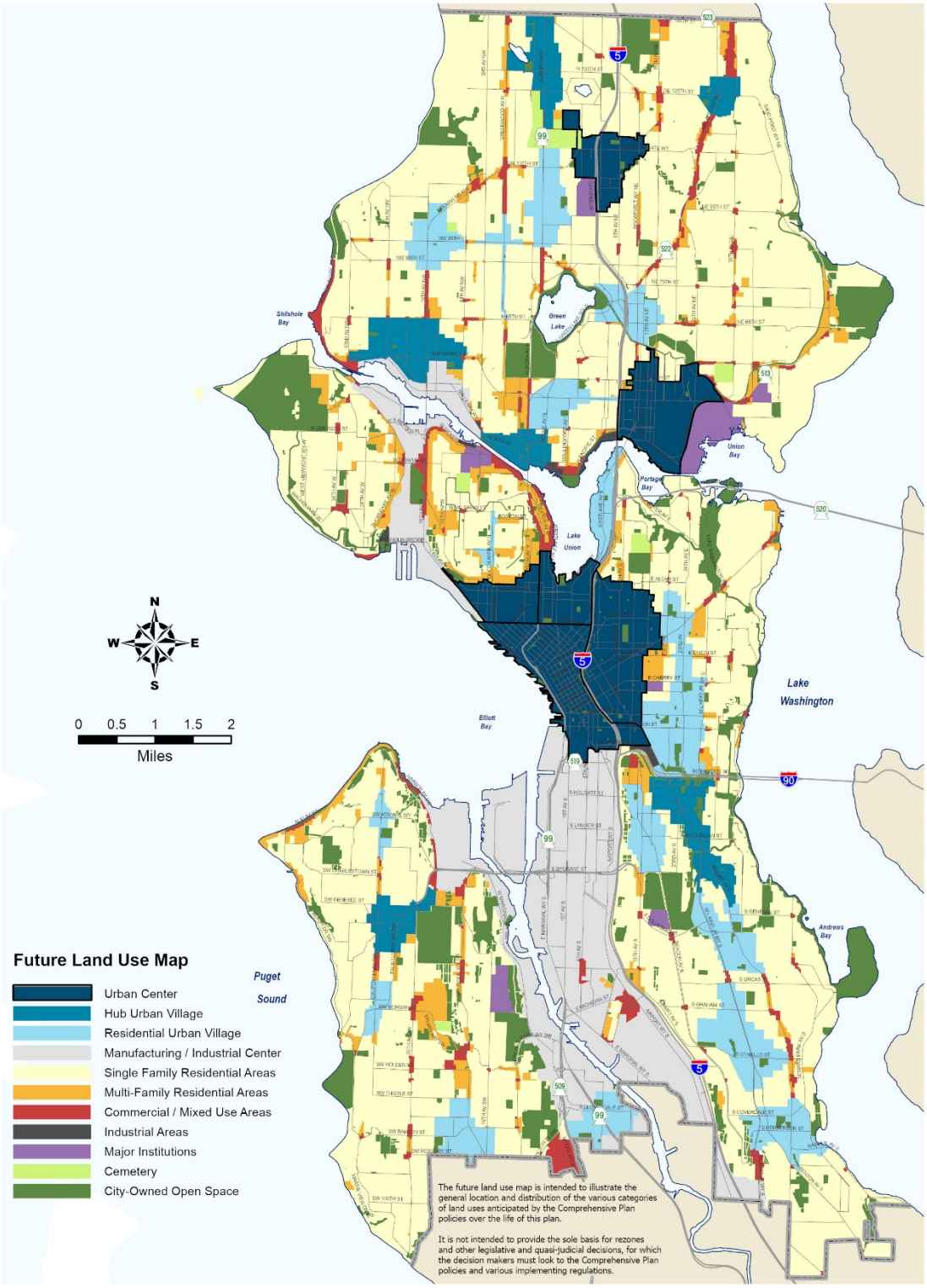


West Seattle Junction Hub Urban Village Future Land Use Map After Change



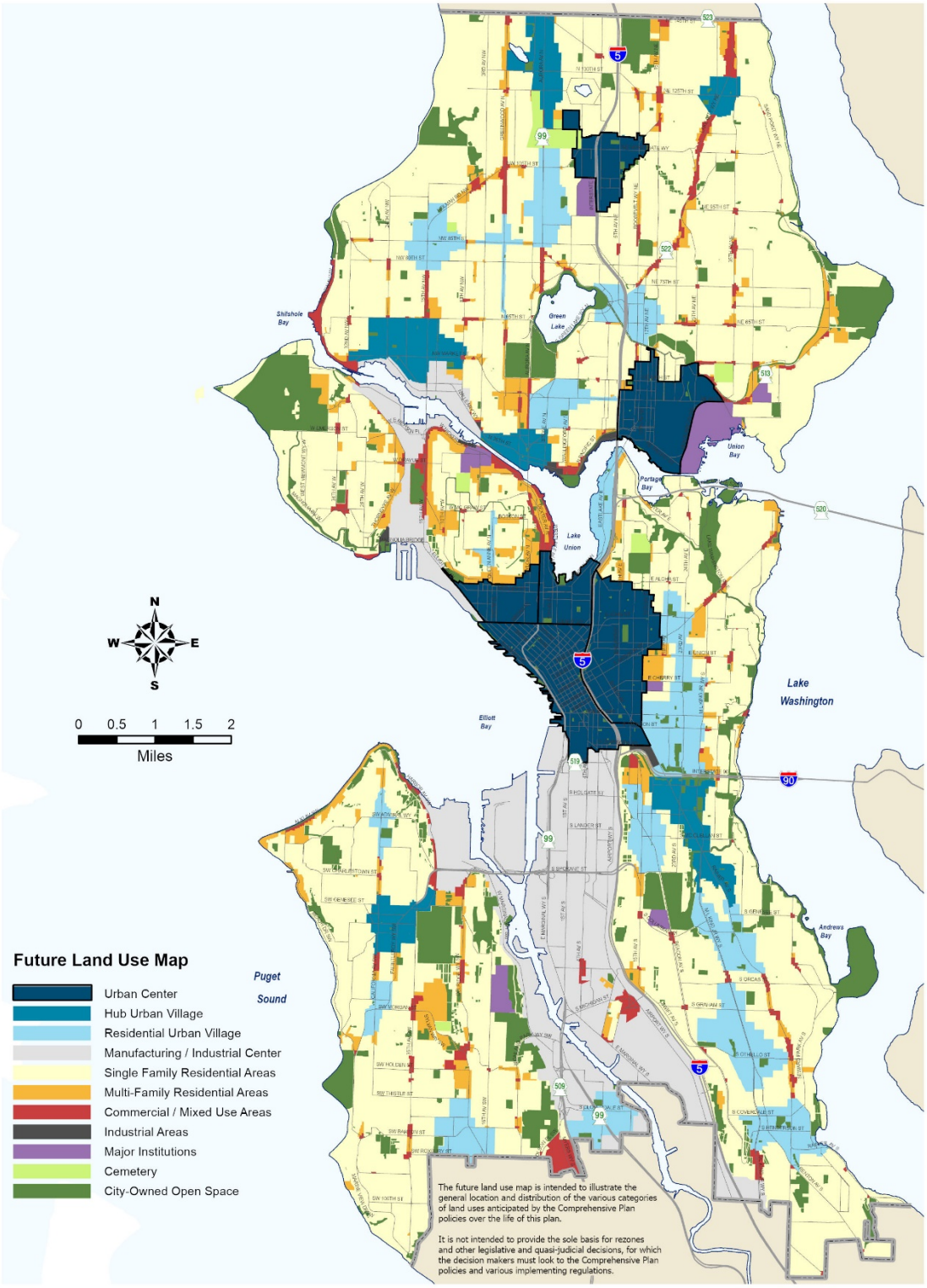
Att. 1 – West Seattle Future Land Use Map Amendment
V2

Map A: Future Land Use Map Before Change



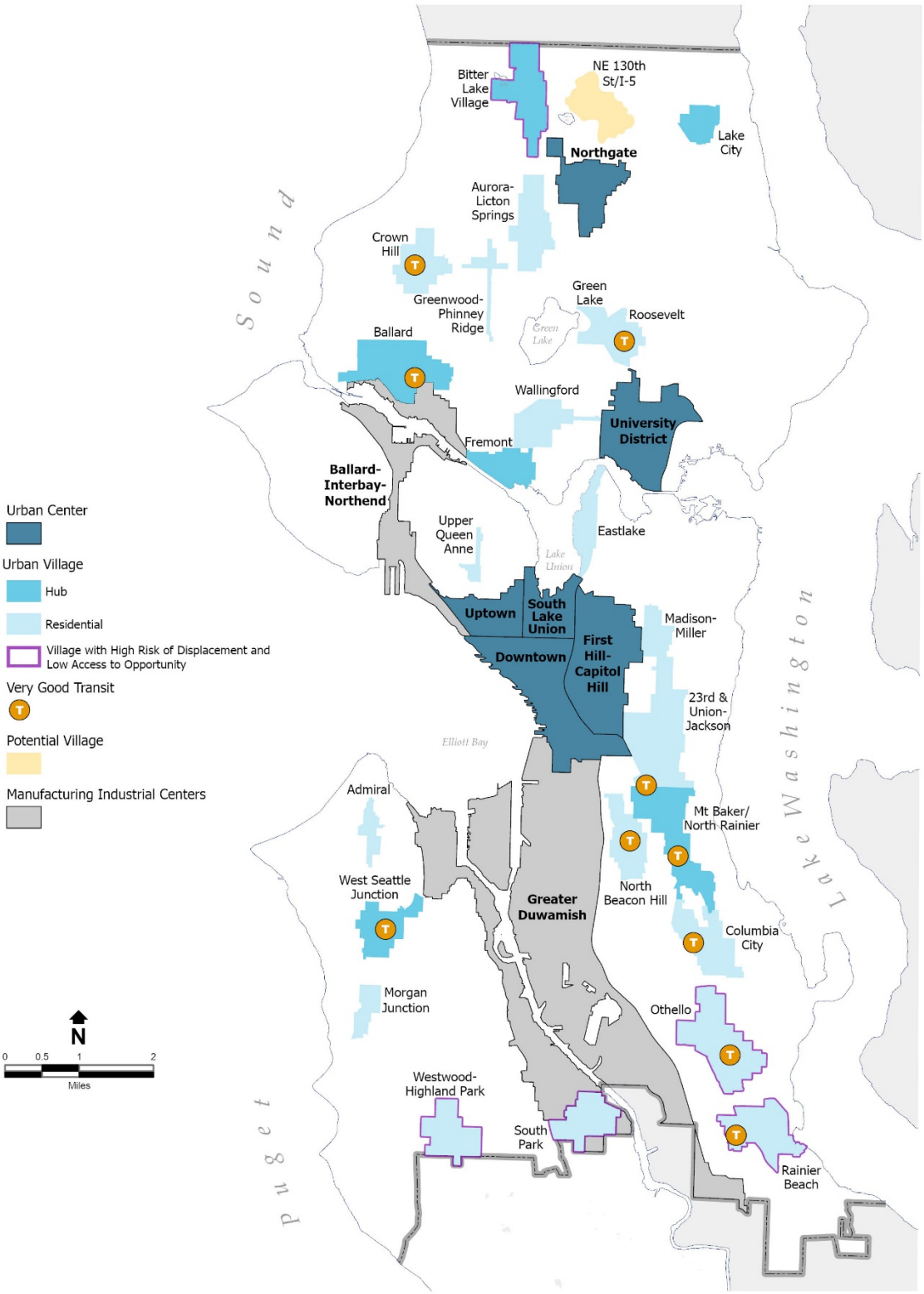
Att. 1 – West Seattle Future Land Use Map Amendment
V2

Map B: Future Land Use Map After Change



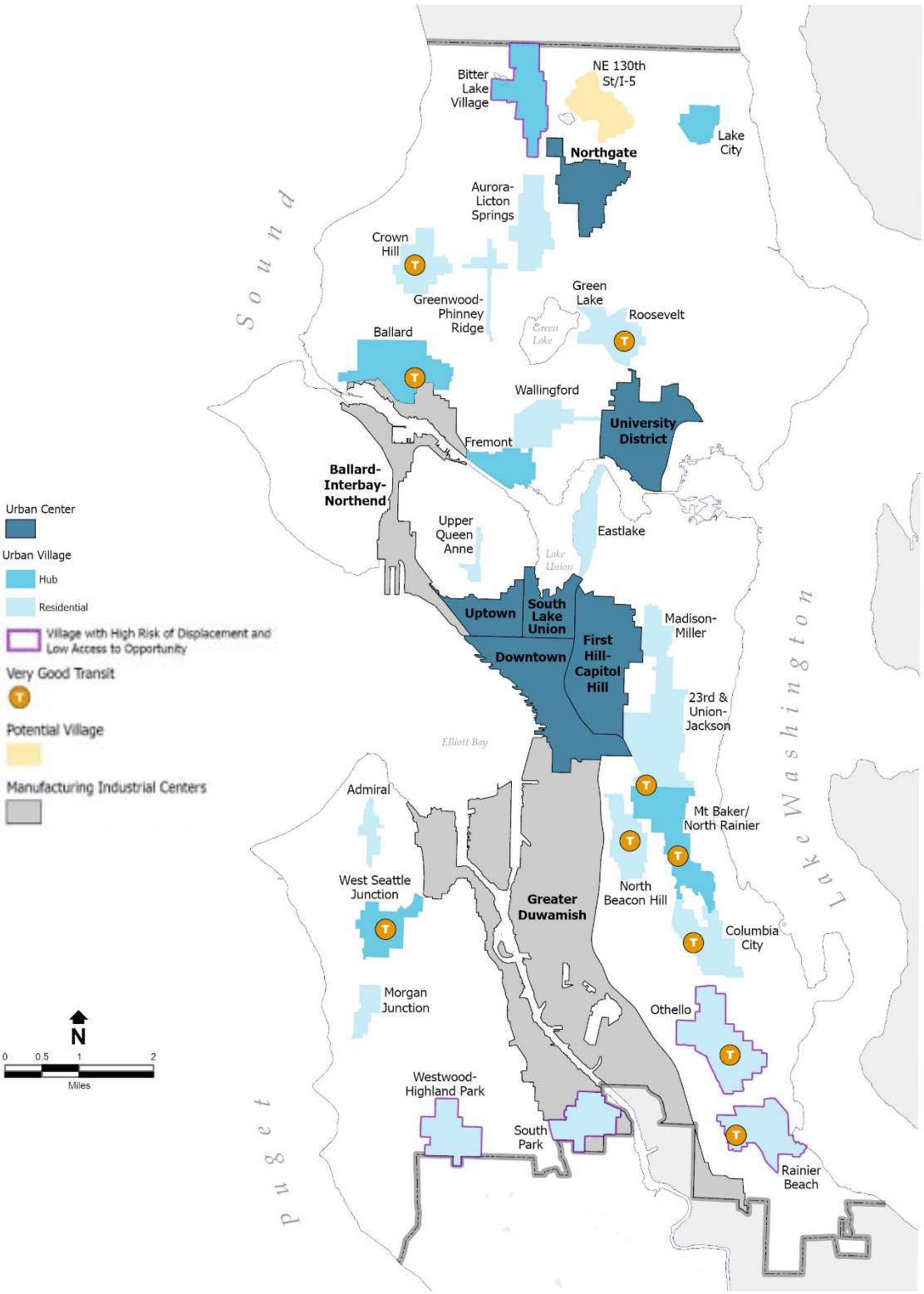
Att. 1 – West Seattle Future Land Use Map Amendment
V2

Map C: Growth Strategy Figure 4 Before Change

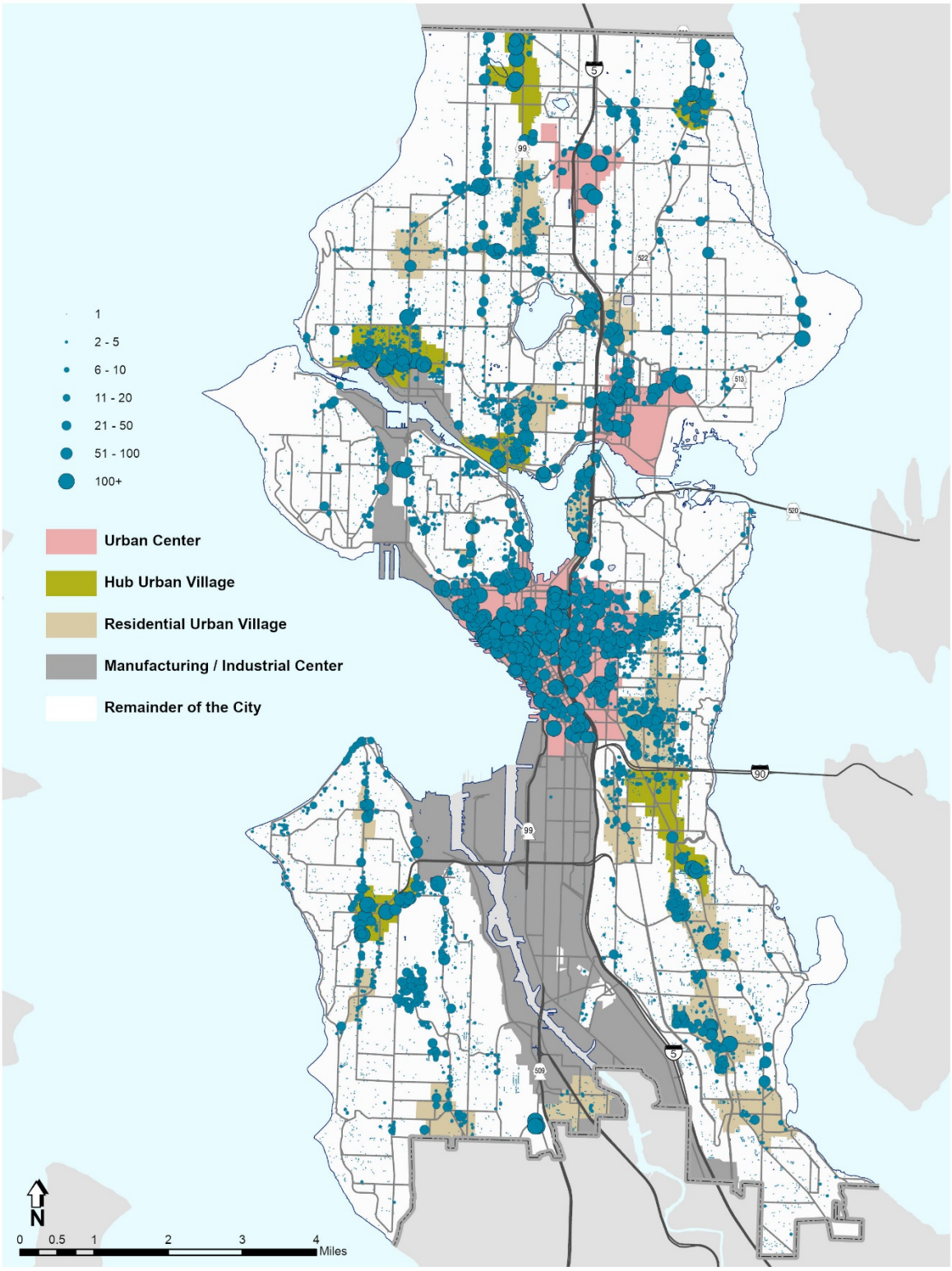


Att. 1 – West Seattle Future Land Use Map Amendment
V2

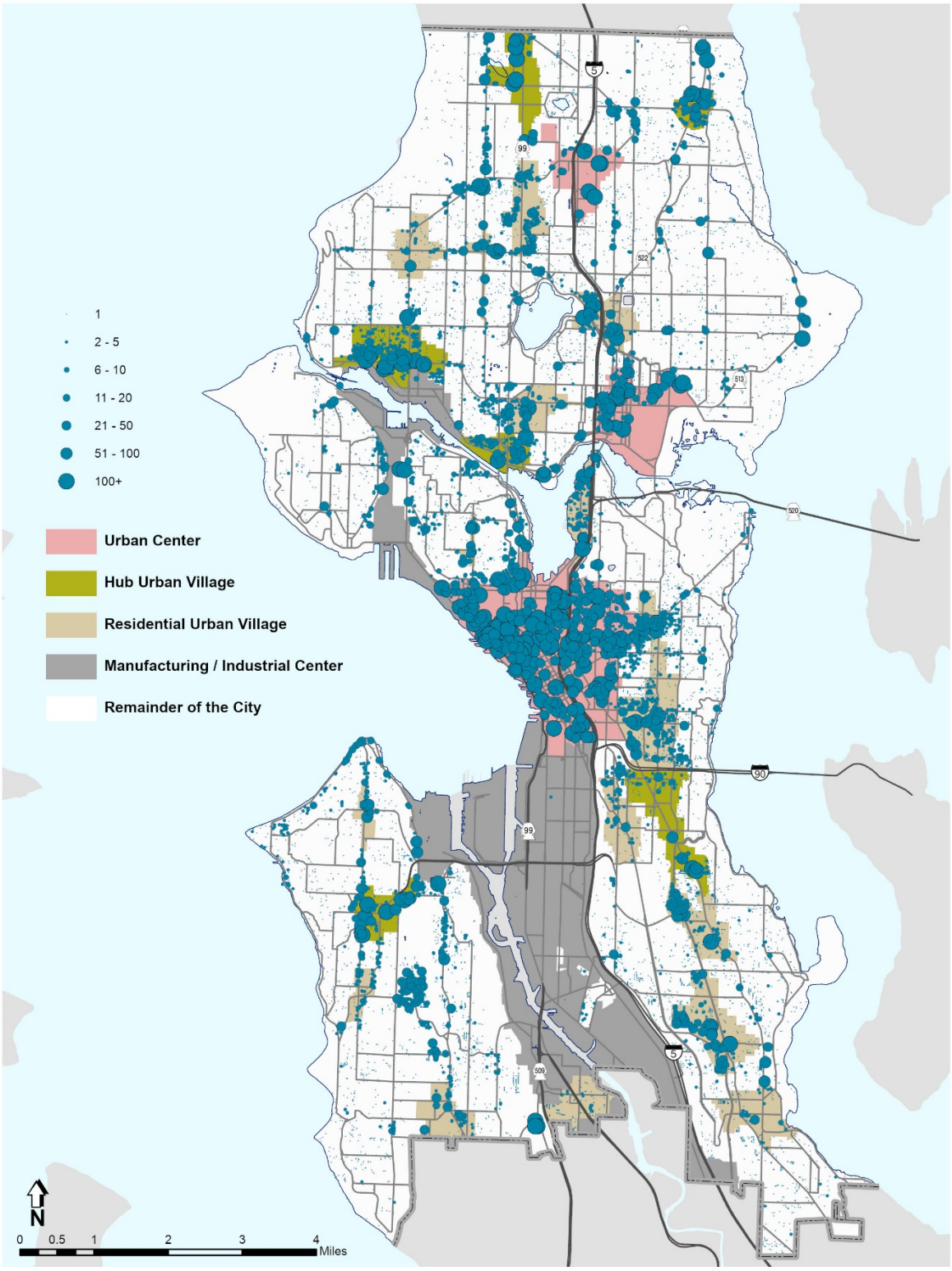
Map D: Growth Strategy Figure 4 After Change



Map E: Map on page 12 - Housing Units Built 1995-2014 Before Change

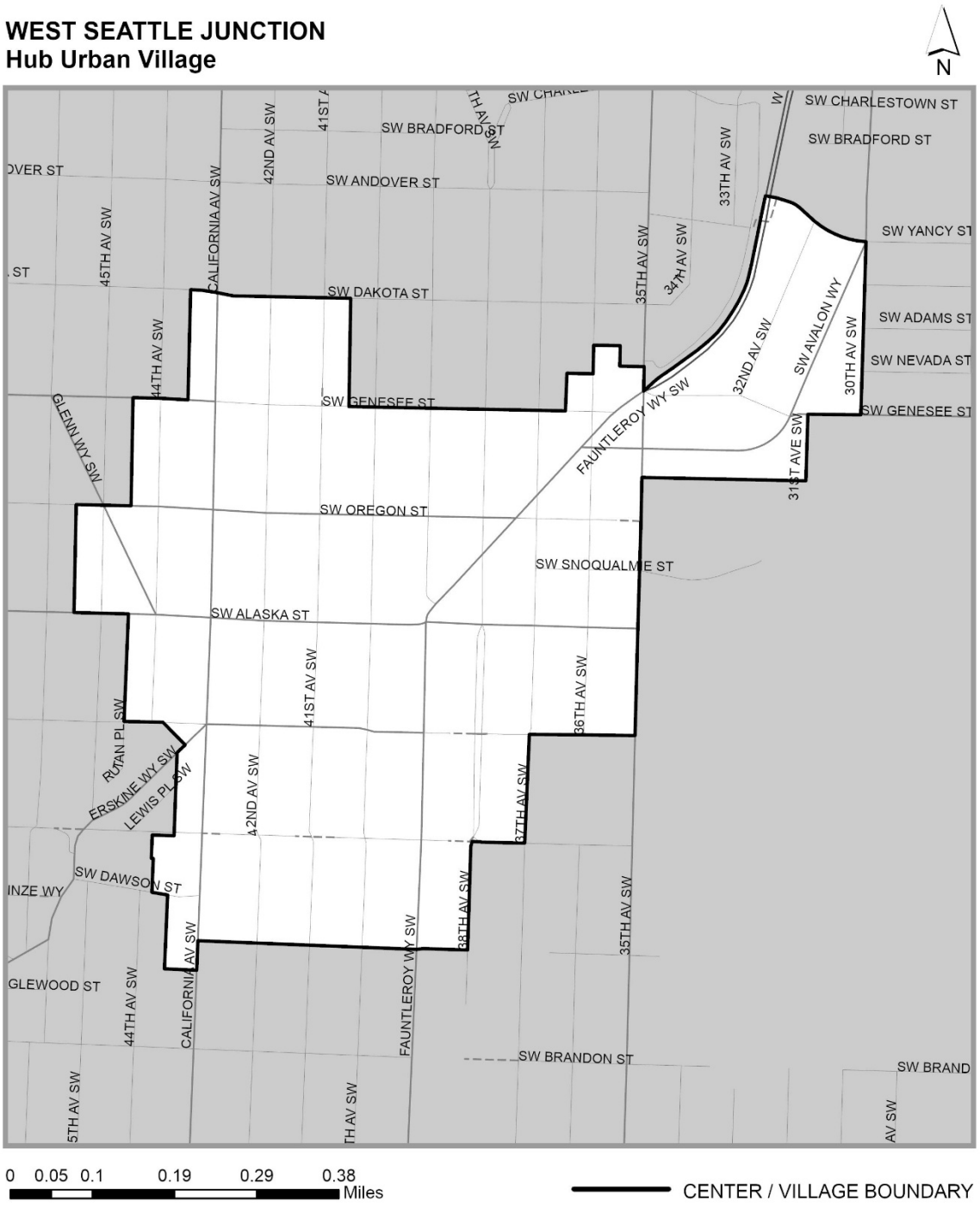


Map F: Map on page 12 - Housing Units Built 1995-2014 After Change



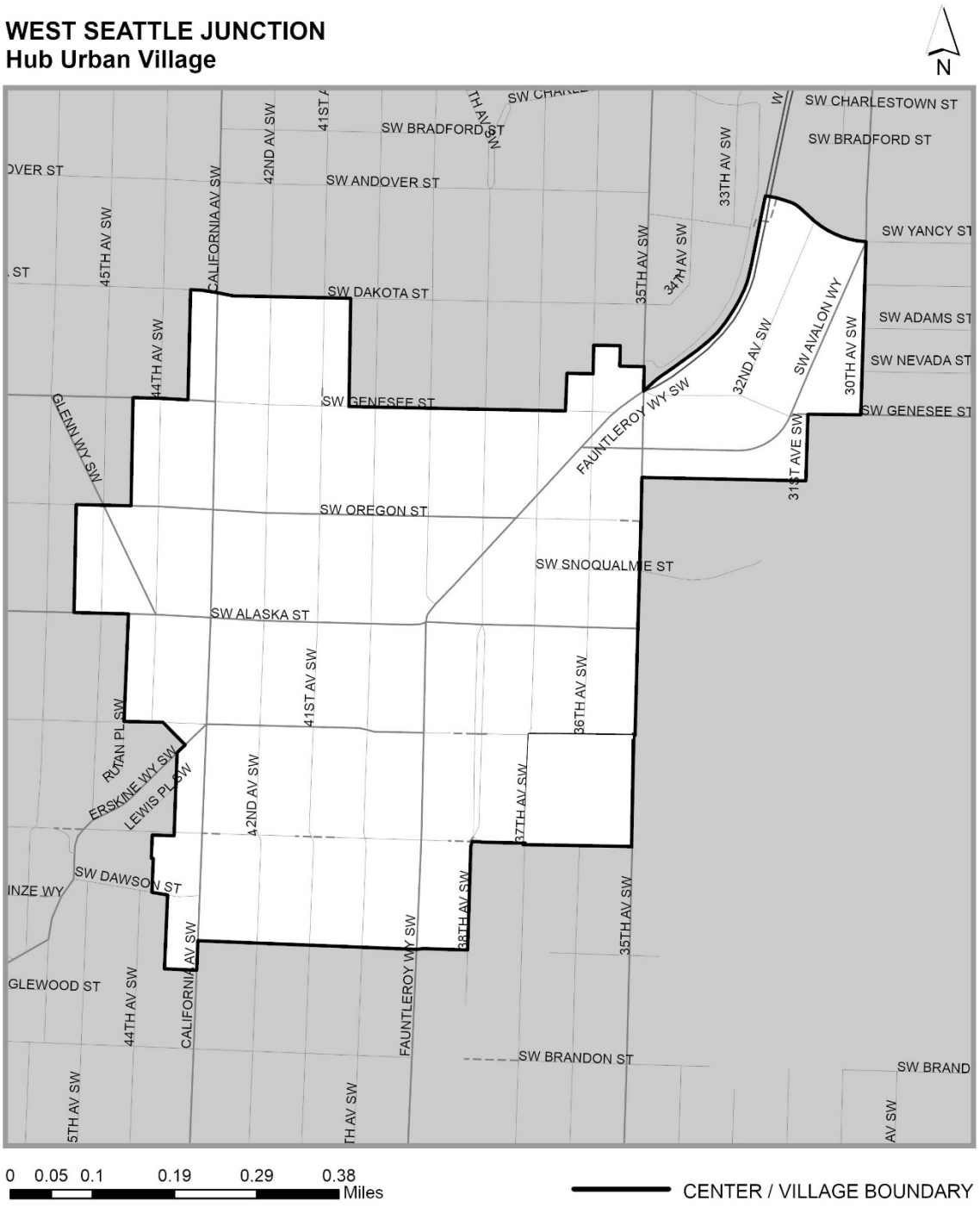
Att. 1 – West Seattle Future Land Use Map Amendment
V2

Map G: Map on page 407 - West Seattle Junction Hub Urban Village Before Change



Att. 1 – West Seattle Future Land Use Map Amendment
V2

Map H: Map on page 407 - West Seattle Junction Hub Urban Village After Change



File #: Res 31970, **Version:** 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2021 and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about proposed amendments.

WHEREAS, under the Washington State Growth Management Act, chapter 36.70A RCW, The City of Seattle ("City") is required to have a comprehensive land use plan ("Comprehensive Plan") and to review that plan on a regular schedule; and

WHEREAS, except in limited circumstances, the Growth Management Act allows the City to amend the Comprehensive Plan only once a year; and

WHEREAS, the City adopted a Comprehensive Plan through Ordinance 117221 in 1994, and most recently adopted amendments to its Comprehensive Plan through the Ordinance introduced as Council Bill 119838; and

WHEREAS, Resolution 31807 prescribes the procedures and criteria by which proposals for amendments to the Comprehensive Plan are solicited from the public and selected for analysis and possible adoption, a process known as setting the Comprehensive Plan docket; and

WHEREAS, due to delays in adopting this resolution due to the COVID-19 Civil Emergency, the Council recognizes that some of the timelines in Resolution 31807 should be amended; NOW, THEREFORE,

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

Section 1. Comprehensive Plan docket of amendments to be analyzed by the Office of Planning and Community Development (OPCD) in 2021. The Council requests that OPCD analyze the following amendments to the Comprehensive Plan and make recommendations to the Mayor and City Council

("Council") for consideration in 2021:

A. 5600 block of 15th Avenue NE. Application to extend the boundary of the University District Urban Center to include eight properties fronting the west side of 15th Avenue NE between NE 56th Street and NE Ravenna Boulevard as shown in Clerk File 321701.

B. West Seattle Bridge. In consultation with the Seattle Department of Transportation and the Seattle Department of Construction and Inspections (SDCI), review of the Transportation and Land Use Elements to assess whether any changes should be made due to the closure of the West Seattle Bridge.

C. Trees. In consultation with the Urban Forestry Commission, Office of Sustainability and the Environment and SDCI review of policies in the Comprehensive Plan related to trees and urban forests, to identify opportunities to better support the urban tree canopy. In developing recommendations, the Executive should consider whether there are any changes proposed in the amendment petitions listed in subsections 5(C) and 5(I) of this resolution, that would be appropriate to be included in the Comprehensive Plan.

D. New name for Single-Family areas. Consistent with Resolutions 31870 and 31896, recommend an alternative name for single-family areas and zones, such as Neighborhood Residential, and propose Comprehensive Plan amendments and any associated land use code amendments to implement this change.

E. N 130th St. and I-5. Preliminary changes to the Future Land Use Map and Comprehensive Plan goals and policies related to the station area around the future 130th and I-5 light rail station as described in Resolutions 31870 and 31896.

F. Industrial and Maritime Strategy. Preliminary changes to industrial and maritime goals and policies to support those economic sectors and job opportunities within those sectors as recommended by the Seattle Industrial & Maritime Strategy.

Section 2. Other amendments to the Comprehensive Plan. The Council requests that OPCD analyze the following amendments as part of the Comprehensive Plan docket and either provide a recommendation to the Mayor and City Council for consideration in 2021 alongside the amendments in Section 1, or provide an

update on the status of each of these items and a work program and timeline for completing analysis:

A. South Park. Assess whether the South Park neighborhood meets the criteria for urban village designation and provide a report to Council as described in Resolutions 31870 and 31896.

B. N 130th Street and I-5. Specific to the area surrounding the future light rail station at North 130th Street and Interstate 5, along with other City departments, support community-based planning work to develop a proposal to establish an urban village with transit-supportive development capacity and urban village-level amenities, such as transit-oriented development, childcare, and housing.

C. Fossil fuels and public health. In consultation with the Seattle Department of Construction and Inspections, the Office of Sustainability, and the Environmental Justice Committee, draft, evaluate, undertake environmental review and provide recommendations for potential amendments to the Environment, Land Use, or Utilities Elements of the Comprehensive Plan that would clarify the City's intent to protect the public health and meet its climate goals by limiting fossil fuel production and storage as described in Resolution 31896.

D. Maritime and Industrial Policies. Changes to Comprehensive Plan goals and policies recommended by the Seattle Industrial and Maritime Strategy to: strengthen policy protections for core industrial areas near major infrastructure and in areas necessary for supporting water dependent uses; improve equitable access to well-paying jobs; encourage maritime, manufacturing, and logistics-connected employment in transit-oriented development near existing or high capacity transit nodes within manufacturing/industrial centers; and encourage a healthy, walkable, and visitor-oriented land use vision for industrial areas near urban villages or residential populations.

Section 3. Other Comprehensive Plan amendments that may be considered by the City Council in 2021. The City Council may also consider the following amendments in 2021:

A. Impact fee amendments. Consistent with Resolution 31762, the Council intends to consider potential amendments to the Comprehensive Plan necessary to support implementation of an impact fee program for: public streets, roads, and other transportation improvements. This impact fee work may include amendments to

update or replace level-of-service standards or to add impact fee project lists in the Capital Facilities Element and amendments to other elements or maps in the Comprehensive Plan, as appropriate. The Council may also consider impact fee amendments related to publicly owned parks, open space, and recreation facilities and school facilities.

Section 4. Request for review and recommendations. The Council requests that OPCD review the amendments contained in Section 1 of this resolution; conduct public and environmental reviews of the amendments listed in that Section; and present its analyses and the Mayor's recommendations to the Planning Commission and to the City Council by March 31, 2021, for Council review and consideration. The Council requests that OPCD review the amendments contained in Section 2 of this resolution and either conduct public and environmental review of those amendments or provide a report back to the Council regarding status and timeline for completion of review by March 31, 2021. The Council will conduct public and environmental reviews of the amendment listed in Section 3 and will seek to transmit a draft proposal to the Seattle Planning Commission for their review and comment by March 31, 2021. Following OPCD's and the Council's recommendations on the Comprehensive Plan amendments, the Council requests that by May 31, 2021, the Seattle Planning Commission provide comments and recommendations on amendments to the Comprehensive Plan forwarded by OPCD and the Council.

Section 5. Comprehensive Plan amendments that will not be considered in 2021. The Council rejects the following proposed amendments for docketing for the 2021 timeframe, the full texts of which proposals are contained in Clerk File 321701:

A. Application to cease use of potential landslide area covenants.

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

C. Application to amend the Land Use Element to clarify policies related to yards and trees.

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

E. Application to amend the Land Use Element to discourage demolition of residences and displacement of residents.

F. Application to amend the Transportation Element to minimize damage to streets from heavy vehicles.

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

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

I. Application to amend various sections of the Comprehensive Plan to support the protection of trees.

Adopted by the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its adoption this _____ day of _____, 2020.

_____

President _____ of the City Council

Filed by me this _____ day of _____, 2020.

_____

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 identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2021 and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about proposed amendments.

Summary and background of the Legislation:
This resolution sets the docket for potential Comprehensive Plan amendments to be considered for possible adoption in 2021. The proposals were received from members of the public, City Councilmembers and City Departments as part of an annual amendment process. The full texts of the proposals are contained in Clerk File 321701. The Office of Planning and Community Development (OPCD) is requested to analyze the proposed amendments or provide an update on timing and a work program for completion of analysis. The resolution also identifies amendments that the Council intends to analyze for consideration alongside the amendments proposed by OPCD.

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?
None

Is there financial cost or other impacts of *not* implementing the legislation?
None

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
The legislation identifies actions the Council requests that the Office of Planning and Community Development (OPCD) and the Seattle Planning Commission take. This work is included in the OPCD work program.

b. Is a public hearing required for this legislation?
While a public hearing is not required, the City Council's Land Use and Neighborhoods Committee held a hearing at its September 9, 2020 meeting.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
No

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No

e. Does this legislation affect a piece of property?
No

f. 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 Comprehensive Plan seeks to address racial equity, particularly by reducing the threat of displacement and increasing access to opportunity for marginalized communities. The potential amendments on the docket would individually and collectively be analyzed for their implications for the Race and Social Justice Initiative.

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.

2021 Annual Comprehensive Amendment Docketing Recommendations

Planning, Land Use and Neighborhoods Committee

September 9, 2020

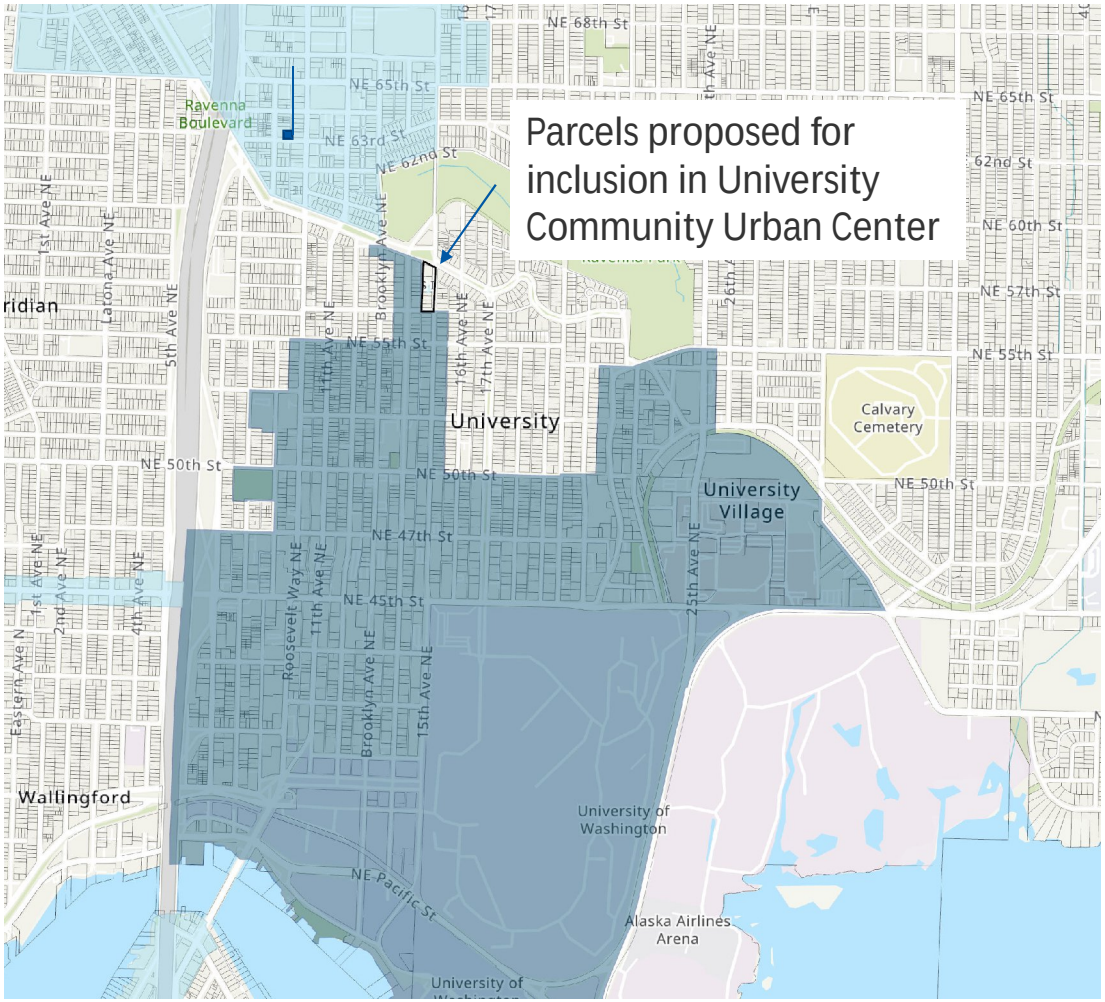
Seattle
Office of Planning &
Community Development

OPCD Docketing Recommendations

- One Comprehensive Plan Amendment to the Future Land Use Map proposed by the community is recommended for docketing.
- Ten Comprehensive Plan amendment applications submitted by the community are not recommended for docketing.
- Two modified proposals identified in earlier Council resolutions are recommended for docketing.
- Three proposals identified in earlier Council resolutions are not recommended for docketing.

Community Proposal Recommended for Docketing

Future Land Use Map Amendment to include half block fronting on 15th Avenue Northeast and bound by Northeast Ravenna Avenue to the north and Northeast 56th Avenue to the south.



Amendments Proposals Not Recommended for Docketing

Amendment applications previously docketed or considered for docketing by the City Council:

- Heavy Vehicles
- Open and Participatory Government
- Yards and Trees
- Pedestrian Grade Separation
- Rezones and Conditional Uses
- Development Monitoring
- Demolition and displacement
- Trees

Amendment applications submitted in 2020 more appropriately addressed by other means than the Comprehensive Plan:

- Potential Landslide Area Covenants
- West Seattle Bridge

Amendments Identified in Previous Council Resolutions

Modified recommendation for docketing:

- 130th Street Station Urban Village
- Industrial Land Use Policies

Not Recommended for docketing:

- Impact Fees
- Fossil Fuels and Health
- New Name for Single-Family Zoning
- South Park Urban Village Designation

130th Street Station

The Executive recommends docketing a future land use map amendment properties for one block adjacent and to the east of the 130 St. Station.

130th Light Rail Station
COMMUNITY CONVERSATION

Current OPCD planning efforts Include:

- Ongoing community engagement.
- Studying a range of potential land use changes.
- Considering a potential urban village at this location.

Industrial and Maritime Strategy

The executive recommends docketing a set of industrial land use policies for consideration in 2021. These policies will represent a first step in implementing the Industry and Maritime Strategy that will be complete in early 2021.

Additional implementation steps including future land use map amendments and development regulations will be undertaken in 2022 or the major update to the Comprehensive Plan in 2024.

Potential Executive Recommendations from Ongoing Work

- Racially Equitable Covid Recovery
- Connected Complete “15 Minute” Neighborhoods

SEATTLE CITY COUNCIL
CENTRAL STAFF

September 4, 2020

M E M O R A N D U M

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

On Wednesday, September 9, the Land Use and Neighborhoods Committee (Committee) will hold a public hearing and discuss proposals to amend the Seattle Comprehensive Plan. In 2020, the Council received proposals as part of the City's annual Comprehensive Plan amendment process from members of the public and the Office of Planning and Community Development (OPCD). In addition, there are a number of amendment proposals that were previously docketed by the City Council under Resolution 31896 and previous resolutions, but have not been resolved.

Most years, the Council provides an opportunity for members of the public to submit amendment proposals. The Council determines which of those requests for amendments are appropriate for additional review and analysis based on criteria contained in Resolution 31807. In May, the Council received 11 proposals to amend the Comprehensive Plan from members of the public. Those proposals are included in Clerk File 321701. The proposals were forwarded to the Seattle Planning Commission (SPC) and OPCD who have reviewed the proposals and provided recommendations.

This memo (1) provides background on the Comprehensive Plan docketing process, including identification of previously docketed amendments that may carry over into the 2020-2021 process, (2) explains the criteria Council uses to determine whether proposed amendments should be selected for consideration, and (3) provides initial recommendations, discussion and review of the applications in light of the criteria. There are three attachments:

- Attachment 1 summarizes recommendations from the SPC, OPCD and Central Staff;
- Attachment 2 is the SPC letter to the Council; and
- Attachment 3 is OPCD's letter to the Council;

Following the September 9 Committee meeting, Central Staff will work with Councilmember Strauss to prepare a 2020-2021 Comprehensive Plan docket resolution for introduction. The Committee is currently scheduled to vote on that resolution at its September 23 meeting.

Background
Seattle 2035, Seattle's Comprehensive Plan, is the City's core policy document to guide the City's growth. Under the Washington State Growth Management Act, with a few limited exceptions, the City may only amend the Comprehensive Plan once a year. Most years, the City

Council solicits proposals for amendments to the plan from members of the public and City Departments and develops a "docket" of amendments to be considered the following year.

The Comprehensive Plan is a foundational, long-term document that is intended to guide the City's growth over twenty years. Washington State law limits amendments to the plan and requires a deliberative public process to amend the plan. The City's criteria are intended to limit potential amendments to those that are legal, can be accommodated within the time available, and are generally consistent with the City's overall policies for growth. Larger shifts in policy direction are generally considered as part of a "major update" which State Law requires every eight years. The next major update must be adopted by June 2024.

Generally, the docketing process occurs in four steps:

1. In the spring the Council issues a call for amendment proposals. Anyone can submit a proposal.
2. in the summer, the Council reviews amendment applications and establishes by resolution a docket of the amendments the Council will consider. This is often referred to as the "docket setting" resolution.
3. That fall, OPCD reviews the amendments and conducts environmental analysis, making a recommendation to the Council regarding which amendments should be made.
4. The following winter, the Council receives recommendations from the SPC, considers the merits of proposed amendments, and acts on a bill amending the Comprehensive Plan.

Given the impact of the COVID-19 emergency on the Council's capacity to review legislation this past summer, the timeline for the 2020-2021 docketing and amending process will need to deviate from that outlined in Resolution 31807. Instead of the December 31 deadline for recommendations from OPCD that is included in Resolution 31807, OPCD will be requested to provide a response to the docket by the end of March 2021, and the SPC will be asked to respond to any proposed amendments by the end of May 2021.

Criteria for Annual Comprehensive Plan Docketing

The Council applies a variety of criteria in deciding whether to include a proposed amendment in the docket setting resolution. A decision to include a proposed amendment in the resolution does not constitute Council approval of a proposed amendment. Rather, a decision to include a proposed amendment means that the Council has determined that the subject matter is appropriate for the Comprehensive Plan and consideration of the proposed amendment can be practically accomplished during the amendment cycle. Criteria applied by the Council included in Resolution 31807 are as follows:

A. The amendment is legal under state and local law.
B. The amendment is appropriate for the Comprehensive Plan because:

1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
3. Its intent cannot be accomplished by a change in regulations alone;
4. It is not better addressed as a budgetary or programmatic decision; and
5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

C. It is practical to consider the amendment because:
    1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
    2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
    3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.
D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.
E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.
F. The amendment is likely to make a material difference in a future City regulatory or funding decision.
G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.

<u>Previously docketed items continuing into 2020-2021</u>

The Executive has not completed review of several items that were docketed under Resolution 31896 for potential consideration in 2020. The Land Use and Neighborhoods Committee may consider docketing the following items from Resolution 31896:

- Impact Fee amendments;
- An alternative name for single-family areas;

- Designation of the South Park Urban Village;
- Designation of an urban village near a future light rail station at N 130th Street and Interstate 5; and
- Amendments related to fossil fuels and public health.

As discussed in OPCD's letter, except for the amendment related to N 130th Street and Interstate 5, they have recommended against docketing these amendments for consideration in 2021 because that will take a longer time to analyze. The SPC recommends faster action on these amendments. In particular, the SPC recommends moving forward with consideration of an alternative name for single-family areas prior to the next major update to the Comprehensive Plan in 2024.

Discussion and Preliminary Recommendations

The table in Attachment 1 summarizes the proposed amendments and the recommendations of the SPC, OPCD, and Central Staff.

Amendments recommended to move forward

Amendment 1 is recommended to move forward for more study by the SPC, OPCD and Central Staff. Amendment 1 would affect eight properties fronting the west side of 15th Ave NE between NE 56th St and NE Ravenna Blvd. It would amend the Future Land Use Map (FLUM) to extend the boundary of the University District Urban Center to include the properties and to change their FLUM designation from Multi-Family Residential to University District Urban Center. The parcels are zoned Lowrise 3 (LR3) without a Mandatory Housing Affordability requirement. In 2019, as part of Resolution 31870, the Council requested that OPCD conduct analysis of potential zoning increases in the University District Urban Center. That work would have included potential changes to the subject properties, but it has not been completed.

Amendment with mixed recommendations

Amendment 2 would amend the Transportation Element and FLUM to address the effects of the West Seattle High-Rise Bridge emergency closure. The proposal lists a wide range of changes related to the closure. Many of these proposals are regulatory in nature and would not affect the Comprehensive Plan. However, Central Staff recommend moving Amendment 2 forward because the Comprehensive Plan may need policy modifications to address the major, unexpected and potentially long-term impact to mobility in Seattle caused by the bridge closure. Considering whether changes to the Comprehensive Plan are merited due to this significant impact to the City's infrastructure is prudent.

SPC and OPCD disagree. They conclude that the proposal would be better addressed through the budgetary and programmatic processes currently being coordinated by the Seattle Department of Transportation.

Amendments not recommended to move forward

Amendment 3 proposes to cease the practice of issuing potential landslide area covenants on properties undergoing development in Seattle's Environmental Critical Areas. Generally speaking, potential landslide area covenants are signed by property owners acknowledging that their property is located in or contains a potential landslide area as described in the Seattle Municipal Code (SMC) and is subject to the relevant provisions of the SMC and the rules and regulations adopted by the Director of the Seattle Department of Construction and Inspections (SDCI). The signing property owner agrees on behalf of themselves, heirs, successors and assigns to accept any and all risks of loss, damage and injury associated with use of the property; development or construction on the Property; or any combination thereof. Also, by signing the covenant the property owner waives future claims against the City. This proposed amendment would not affect the Comprehensive Plan as these covenants are provided for in the SMC. It is not recommended for the docket.

Eight proposed amendments (4, 5, 6, 7, 8, 9, 10 and 11) have been proposed in the past and have either been docketed and then not recommended for adoption or not docketed. The applicants have not indicated any changed circumstances that would warrant reconsideration of these amendments.

Other Amendments proposed by Councilmembers and Departments

Trees

Councilmember Strauss proposes to include a request that OPCD - in consultation with the Urban Forestry Commission, Office of Sustainability and the Environment and the Seattle Department of Construction and Inspections - review the goals and policies in the Comprehensive Plan related to trees. This work would be done concurrently with work currently underway to review and update the City's tree regulations.

130th and I-5 Station Area

OPCD continues to work with the community surrounding the future light rail station at NE 130th Street and Interstate 5. They have proposed to make some preliminary changes to the FLUM and Comprehensive Plan policies to respond to this future land use station. Completion of a full plan and recommendations regarding an urban village at this location are likely to take more than six months to complete.[1]

Industrial and Maritime policies

As part of the last major update to the Comprehensive Plan, adopted in 2015, the Council asked OPCD to work with stakeholders in maritime and industrial areas to consider updates to the

[1] Under the Growth Management Act, the Council can adopt a new neighborhood plan and associated Comprehensive Plan amendments at any time. New subarea plans are exempt from the general requirement that the City only consider Comprehensive Plan amendments once a year.

Comprehensive Plan's industrial and maritime policies. In 2019, Mayor Durkan convened a group of stakeholders to advise the City on this work.

The Mayor's Office, OPCD, the Office of Economic Development, and the Seattle Department of Transportation continue to work with stakeholders in maritime and industrial areas to develop consensus around a package of changes to the Comprehensive Plan's maritime and industrial policies. While most of this work is likely to require more than six months to complete, OPCD anticipates that they may bring forward some preliminary amendments to the Comprehensive Plan for consideration as part of the 2021 amendments.

Next Steps

Following the September 9 Committee meeting, we will finalize a resolution based on the Committee's direction and prepare it for introduction and referral to the Committee for discussion and possible vote on September 23.

Attachments:
Attachment 1. Summary of Recommendations on Proposed Comprehensive Plan Amendments
Attachment 2. Letter from the Office of Planning and Community Development to the Council
Attachment 3. Letter from the Seattle Planning Commission to the Council

cc: Aly Pennucci, Supervising Analyst

Summary of Recommendations on Proposed Comprehensive Plan Amendments

#	Amendment Proposal	Short Description	Proposer	Recommendation		
				Seattle Planning Commission (SPC)	Office of Planning & Community Development (OPCD)	Central Staff
A.	Amendments proposed by members of the public					
1	Eight properties fronting the west side of 15th Ave NE between NE 56th St and NE Ravenna Blvd	Amend the Future Land Use Map (FLUM) to extend the boundary of the University District Urban Center to include the properties and to change their FLUM designation from Multi-Family Residential to University District Urban Center	Katie Kendall on behalf of William Budigan	Docket	Docket	Docket
2	West Seattle High-Rise Bridge Emergency Closure	Amend the Transportation Element and FLUM to address the effects of the West Seattle High-Rise Bridge emergency closure	Deb Barker	Do not Docket (Criterion B5)	Do not Docket (Criterion B5)	Docket
3	Potential Landslide Area Covenants	Cease use of Potential Landslide Area Covenants	James Chesko	Do not docket (Criterion B3)	Do not docket (Criterion B3)	Do not docket (Criterion B3)
4	Pedestrian Grade Separation	Amend the Transportation Element to discourage pedestrian grade separations such as skybridges, aerial trams or tunnels	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
5	Yards and Trees	Amend the Land Use Element to clarify policies related to yards and trees	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)

#	Amendment Proposal	Short Description	Proposer	Recommendation		
				Seattle Planning Commission (SPC)	Office of Planning & Community Development (OPCD)	Central Staff
6	Open and Participatory Government	Add an Open and Participatory Budget element or appendix	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
7	Demolition and Displacement	Amend the Land Use Element to discourage demolition of residences and displacement of residents	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
8	Heavy Vehicles	Amend the Transportation Element to minimize damage to streets from heavy vehicles	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
9	Development Monitoring	Amend the Plan to require monitoring of development and a special review procedure related to development.	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
10	Rezones and Conditional Uses	Amend the Land Use Element to require zone and rezone criteria and public notice, outreach and inclusiveness	Chris Leman	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
11	Trees	Amend various sections of the Comprehensive Plan to support the protect trees	Dave Moehring	Do not docket (Criterion D)	Do not docket (Criterion D)	Do not docket (Criterion D)
B. Amendments docketed in 2019 for consideration in 2020, but not yet resolved						
1	Impact Fee amendments	Support implementation of an impact fee program for: public streets, roads, and other transportation improvements; publicly owned parks, open	City Council	Docket	Do not Docket (Criterion C2)	Docket

#	Amendment Proposal	Short Description	Proposer	Recommendation		
				Seattle Planning Commission (SPC)	Office of Planning & Community Development (OPCD)	Central Staff
		space, and recreation facilities; and school facilities				
2	Alternative name for single-family areas	Consider changing the name of "single-family areas" to "neighborhood residential areas"	City Council	Docket	Do not Docket (Criterion C2)	Docket
3	Designation of the South Park Urban Village;	Review whether South Park meets the criteria to be considered an urban village	City Council	Docket	Do not Docket (Criterion C2)	Docket
4	Designation of an urban village near a future light rail station at N 130th Street and Interstate 5	Work with the community to create an urban village around the future 130th and I-5 light rail station.	City Council	Docket	Do not Docket (Criterion C2)	Docket
5	Amendments related to fossil fuels and public health.	Limit fossil fuel production and storage	City Council	Docket	Do not Docket (Criterion C2)	Docket
C. Amendments proposed by Councilmembers and City Departments						
1	Trees	Review policies related to trees	Councilmember Strauss	N/A (not submitted for consideration)	N/A (not submitted for consideration)	Docket
2	130th and I-5	Consider preliminary changes to the Future Land Use Map and policies related to the 130th and I-5 station area	OPCD	N/A (not submitted for consideration, see B4)	Docket	N/A (see B4)

#	Amendment Proposal	Short Description	Proposer	Recommendation		
				Seattle Planning Commission (SPC)	Office of Planning & Community Development (OPCD)	Central Staff
3	Industrial and Maritime policies	Consider preliminary changes to policies related to Industrial and Maritime areas	OPCD	N/A (not submitted for consideration)	Docket	Docket

August 31, 2020

TO: Council Member Dan Strauss, Chair, Land Use and Neighborhoods Committee

FROM: Samuel Assefa, Director, Office of Planning and Community Development

SUBJECT: Council Docketing Resolution for Comprehensive Plan Annual Amendments for 2021: OPCD Recommendations

This memo provides recommendations for amendments to the City's Comprehensive Plan to include on the docket for Council consideration in 2021. OPCD has reviewed 11 proposals submitted by community members for consistency with the criteria established by City Council Resolution 31807 and recommends one of these for docketing. In addition, OPCD has reviewed six previous Council-generated proposals to study amendments to the Comprehensive Plan and recommends two of these, with modifications, for docketing for 2021.

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

Proposed amendment from the community recommended for docketing

- Extend University District Urban Center Boundary

Proposals in prior Council resolutions recommended for additional analysis, with modifications

- Future Land Use Map amendment and policy amendments to support transit-oriented development in the immediate vicinity of the planned 130th Street Link Light Rail Station
- Identification of amendments to industrial land use and related policies that advance initial implementation of the Industrial and Maritime Strategy

Finally, this memo also identifies two additional areas of ongoing work – racially equitable recovery and planning for a "15-minute city" – around which OPCD may recommend comprehensive plan amendments in 2021.

Amendments Proposed by Community

Under the state Growth Management Act, the City may amend its comprehensive plan up to once each year. Council Resolution 31807 establishes a schedule and criteria for docketing proposed amendments on an annual cycle for consideration by the City Council. On May 15, 2020 the application period closed for community members to submit proposals to amend the plan in 2021. Eleven amendments were proposed by the community. OPCD has reviewed these proposals for consistency with the established criteria and recommends one amendment for docketing. Consistent with CR 31807, OPCD will analyze the proposed amendment, conduct environmental review, and transmit recommended amendments to Council in 2021.

Recommended for Docketing

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

1. Extend University District Urban Center Boundary

The proposed Future Land Use Map amendment expands the boundary of the University District Urban Center east to include the half block that fronts on the west side of 15th Avenue NE and between NE 56th Avenue and NE Ravenna Avenue.

The amendment satisfies the City Council's criteria for docketing.

Not Recommended for Docketing

OPCD recommends the following Comprehensive Plan amendment proposals not be docketed for 2021:

1. Heavy Vehicles

   This proposal would amend the Transportation Element to add policies intended to minimize damage to streets from heavy vehicles.

   This amendment is substantially the same as an amendment submitted in prior years and not docketed by the City Council.

2. Open and Participatory Government

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

   This amendment is substantially the same as an amendment submitted in prior years and not docketed by the City Council.

3. Potential Landslide Area Covenants

   This proposal seeks to amend the Comprehensive Plan to cease the practice of requiring potential landslide area covenants in environmentally critical areas.

   This amendment does not address a Comprehensive Plan policy and is more appropriate to achieve through a regulatory change or Director's Rule.

4. Yards and Trees

   This proposal would amend the Land Use Element to revise policies LU 5.6, LU 5.7, and LU 5.8. Language would be amended to LU 5.6 to expand the purpose of its guidance to establish setbacks in residential areas to include the planting or maintenance of large trees. Language would be added to LU 5.7 to require yards for every multifamily lot. LU 5.8 would be amended to include the value of trees in addressing public health and urban wildlife.

   This amendment is substantially the same as an amendment submitted and considered in prior years and not adopted by the City Council.

5. Pedestrian Grade Separations

   This proposal would add a new policy to the Transportation Element that discourages pedestrian grade separations (skybridges, aerial tram, tunnel) in all Urban Centers and Urban Villages.

   This amendment is substantially the same as an amendment submitted and considered in prior years and not adopted by the City Council.

6. Rezones and Conditional uses

This proposal would amend to Land Use Element to add two new policies that provide direction for rezones and conditional uses. The first would direct the City to establish zone criteria and procedures to guide decisions about what zone is appropriate in any given location to advance city goals. The second would be to ensure that rezones and conditional use decisions are made with ample public notice and public outreach.

This amendment is substantially the same as an amendment submitted and considered in prior years and not adopted by the City Council.

7. Development Monitoring

   This amendment would restore policies in section L61 of the 1994 City Comprehensive Plan, that were subsequently removed from the plan by amendment in the late 1990s. These policies commit the City to monitor development activity and take active steps (i.e. provide additional resources, reduce development activity, or establish annual growth targets) when growth exceeds growth targets.

   This amendment is substantially the same as an amendment submitted in prior years and not docketed by the City Council.

8. Demolition and Displacement

   This proposal would restore policies removed from the Comprehensive Plan in the 2016 update that discouraged the demolition of existing affordable housing.

   This amendment is substantially the same as an amendment submitted and considered in prior years and not adopted by the City Council.

9. Trees

   This proposal would amend the Land Use Element policy E 1.2, Environment Element policy T 4.5, and Parks Element policy P 3.3 to include policy language related to urban forest and tree preservation. The actions described in the amendment application are more appropriately addressed through Seattle's Municipal Code.

   This amendment is substantially the same as an amendment submitted in prior years and not docketed by the City Council.

10. West Seattle Bridge

    The proposed amendment identifies actions the City can take in response to the West Seattle Bridge closure. Currently SDOT is developing a multi-faceted response regarding repair / replacement of the West Seattle Bridge. This effort includes a robust public participation process, including formation of the West Seattle Bridge Community Task Force and a Technical Advisory Panel, and engagement with the broader community through Reconnect West Seattle efforts. SDOT has implemented quick, critical transportation improvements since the closure and as part of Reconnect West Seattle, and is working with the communities to identify and prioritize improvement projects, neighborhood mitigation proposals, and other ideas to help people choose a different mode, as able. This process may not result in the exact measures proposed by the applicant, but will address the goals of these actions in terms of identifying transportation mitigation, shifting people out of their cars, and development of a finance plan for the bridge.

This package of amendments is not recommended for docketing because the actions can either be accomplished through regulation alone or are better addressed as a budgetary or programmatic decision. None of the proposed actions would necessitate an amendment to the Comprehensive Plan.

Amendments Proposed for Analysis by Prior City Council Resolution

With transmittal to OPCD of community applications proposing amendments to the Comprehensive Plan in 2021, Council central staff also called attention to potential amendments identified in several prior Council resolutions or that were previously docketed. Each is described below, along with a brief description of OPCD's current approach to addressing the proposal, including a recommendation on docketing for 2021.

Recommended for Docketing, With Modifications

1. Resolution 31870, Section 11A:

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

   Currently, OPCD is engaging in a community planning process around the planned Link Light Rail 130th St. Station. This work includes studying a range of potential land use changes and policy options that support transit-oriented development and may result in a recommendation to establish an urban village at this location. Completion of a plan for the full station area with recommended changes to the Comprehensive Plan requires more community input and environmental review than can be feasibly completed in time for adoption in 2021.

   However, as an interim action to further the City's commitment to TOD around the 130th St. Station, the Executive is proposing to docket a future land use map amendment and rezoning of affected properties along with supportive policy language for one block adjacent and to the east of the 130th St. Station. Sound Transit is currently constructing Lynnwood Link and is considering accelerating construction of the 130th St. Station with a potential opening as early as 2025. Adopting an initial plan amendment and rezone in 2021 will enable early development of transit supportive land uses to support the new transit investment in anticipation of an early opening.

   This station area planning process includes substantial public engagement. Outreach to date includes:
   - Interviews with 50+ representatives of local schools, churches, community organizations and social service providers
   - Community Open House at Ingraham HS attended by 100+ people
   - Online Community Survey completed by 750+ people
   - Community Workshop at North Seattle Church of Nazarene attended by 90+ people
   - Project information at 20+ community events
   - Monthly emails to 400+ subscribers
   - Key Documents published: Background Report, Open House Summary and Survey Results
   - Online engagement during the pandemic: a series of four online community conversations June through September

2. Resolution 31762, Section 3:

Includes direction to strengthen industrial land use policies and identifies several specific proposed amendments to the Future Land Use Map to redesignate industrial lands.

Consistent with Resolution 31682, the Council requests that the Executive provide recommendations of potential amendments to Comprehensive Plan policies related to industrial lands including policies to strengthen the long-term viability of Manufacturing/Industrial Centers and a re-evaluation of the Stadium District for Council consideration in 2018. In developing these recommendations, the Executive should consider, analyze, and suggest improvements to the following amendments proposed by individuals and organizations, in addition to the amendments docketed in Resolution 31682:

1. *Application to amend the Future Land Use Map to remove the Interbay Armory property from the Ballard-Interbay-Northend Manufacturing Industrial Center (BINMIC) and designate it a "Commercial/Mixed-Use" area.*
2. *Application to amend the Future Land Use Map to remove property located at 1819-1893 15th Avenue West and 1855-2033 15th Avenue West from the BINMIC and designate it "Mixed Use/Commercial."*
3. *Application to amend the Future Land Use Map to remove Pier One, located at 2130 Harbor Avenue SW, from the Greater Duwamish Manufacturing/Industrial Center and designate it Mixed Use/Commercial.*

The Mayor's Office convened a citywide stakeholder group and four subarea stakeholder groups to work with City departments (OED, OPCD, SDOT, OSE) in developing an Industrial and Maritime Strategy. The strategy is to be broad in scope encompassing workforce training, transportation investments, public safety, environmental, and land use policies with the goal of creating accessible living wage jobs. Among the outcomes of this process will be a land use policy framework that can guide key land use decisions on the 3 previously docketed land use changes above, planning for station areas within industrial areas, and other land use decisions relating to industrial land.

Regarding policies for industrial land uses, pending finalization of stakeholder outreach processes, we anticipate possible consolidation of some industrial land use policies. In addition, we anticipate:

- Potential strengthening of policy protections for core industrial areas near major infrastructure and in areas necessary for supporting water dependent uses
- Introduction of new policy content to improve equitable access to well-paying jobs
- A proactive land use approach for encouraging maritime, manufacturing, and logistics-connected employment in transit-oriented development near existing or high capacity transit nodes within manufacturing / industrial centers
- Introduction of new policy language to encourage a healthy, walkable, and visitor-oriented land use vision for industrial areas near urban villages or residential populations

This work was scheduled for completion in the summer of 2020, however, delays resulting from the COVID-19 response and new considerations for this work that align with the City's COVID recovery efforts mean that this work will not be completed until the 4th quarter of 2020. To complete this work, a revised workplan that centers racial equity and youth engagement will inform final recommendations.

As this work proceeds, the Executive will work with industrial and maritime stakeholders to identify potential recommendations for high-level Comprehensive Plan policy amendments in 2021, with the

bulk of implementation actions, including further Comprehensive Plan amendments, considered for adoption in 2022 or with the major Comprehensive Plan update in 2024.

Not Recommended for Docketing

1. Resolution 31870, Section 2:

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

   The City Council conducted SEPA on proposed Comprehensive Plan amendments related to transportation impact fees and issued a DNS in November 2018, which was appealed to the Hearing Examiner. The Examiner issued its decision in October 2019, requiring some additional work to be done. The Council has yet to complete that work. OPCD does not anticipate working on this issue for the 2021 amendment cycle.

2. Resolution 31870, Section 5:

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

   This amendment is more appropriate for the 2024 Comprehensive Plan update because it will require more public outreach and staff analysis than can be feasibly accomplished, given limited resources and competing priorities, in this annual amendment cycle.

3. Resolution 31870, Section 8:

   E. Specific to the South Park Residential Urban Village, the Council requests the following actions:

   1. OPCD is requested to assess how the neighborhood meets the criteria for urban village designation and provide a report to Council as part of the 2019-2020 Comprehensive Plan docketing process.

   The City will be adopting a major update to the Comprehensive Plan by June 2024. As part of the update, OPCD expects to review the Urban Centers and Villages Growth Strategy. South Park is more appropriately addressed as part of this work.

4. Resolution 31870, Section 7: Recommend a new name for single-family zoning.

   The Council requests that OPCD make a recommendation for an alternative name for single family zones, such as Neighborhood Residential, and propose Comprehensive Plan amendments as part of the 2020-2021 Comprehensive Plan Docket to implement this change, as appropriate.

Given the potential relationship to other policies, level of analysis, and level of public engagement necessary, this proposal may be more appropriately addressed through the major update to the Comprehensive Plan in 2024.

Ongoing Work: Racially Equitable Recovery

The COVID-19 emergency has revealed Black, Indigenous, and People of Color (BIPOC) communities to be disproportionally impacted and at a greater risk of harm from the pandemic and its impacts. Voices of community, amplified through recent and ongoing protests, have heightened the urgency of a City response to COVID-19 that recognizes and addresses systemic racism, toward recovery that supports a more racially equitable future for Seattle.

The Seattle 2035 Comprehensive Plan, which currently contains a number of policies that promote racial equity, is an evolving tool for the City to set policy direction on land use, housing, capital facilities, transportation, and other areas of policy in a way that supports and enables the City to take actions around equitable recovery and anti-racism.

For the remainder of 2020 and into 2021, the Executive will continue to lead efforts to work with BIPOC communities to identify community needs and recommended actions. In doing so, OPCD will work to identify any additional potential amendments to the Comprehensive Plan that may be considered for adoption in 2021. We will explore the potential for amendments that support community ownership and wealth building, affordable housing, and recommendations that may emerge from an ongoing racial equity analysis of the growth strategy in Seattle 2035 (response to SLI-29-4-B-1). This work may include Comprehensive Plan amendments as a potential tool to support community ownership and provide flexibility for a range of uses at independent/BIPOC-led community centers.

Ongoing Work: Toward Connected Complete "15-minute" Neighborhoods

The response to COVID-19 has also highlighted the importance of the city's neighborhoods as places where people live and increasingly work and seek to meet a wide range of daily needs. A "15-minute city," which was recently highlighted as a key recommended strategy in the C40 Cities Green and Just Recovery Plan, has attracted interest as a framework for city planning where a variety of affordable housing choices, everyday stores and services, health care, parks, and educational and cultural institutions are all located within an easy walk or bike ride from each other.

Through the balance of 2020 and into 2021, OPCD will be exploring planning for a "15-minute" City of Seattle as a potential framework for the next major Comprehensive Plan update due in 2024. Such work would incorporate the heightened role of station areas around future transit investments and identify additional areas where 15-minute city concepts are applicable. This work could, for example, guide investments in multimodal transportation, local community amenities and facilities, neighborhood businesses, a variety of housing types and choices, and other strategic land use changes. As the City works towards the major update, the Executive may recommend incremental amendments to the Comprehensive Plan, as early as 2021, through the annual amendment process.

City of Seattle
Seattle Planning Commission

August 14, 2020

Honorable Councilmember Dan Strauss, Chair
Land Use and Neighborhoods Committee
via e-mail

RE: 2020/2021 Comprehensive Plan Amendments

Dear Councilmember Strauss,

The Seattle Planning Commission is pleased to provide our comments and recommendations on which proposed 2020-2021 Comprehensive Plan amendments should be placed on the docket for further analysis. Our recommendations are offered as stewards of the Seattle Comprehensive Plan and based on the application of Council-adopted criteria, Guidelines for Amendment Selection, included in Resolution 31807 (Attachment A).

The Planning Commission recommends moving forward the following amendment proposals to the docket for further analysis:

Future Land Use Map (FLUM) Amendments

1. Extend the University District Urban Center

The applicant is requesting to extend the boundary of the University District Urban Center to include eight lots along the western side of 15th Ave NE between NE 56th St and NE Ravenna Blvd and change the FLUM designation from Multi-Family Residential to University District Urban Center.

The Commission recommends this proposal for the docket. The proposal meets the criteria and as such warrants further study. In particular, this application meets the intent of criterion G, which requires an amendment to the FLUM for any proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center, regardless of the area's size, to be considered for docketing.

The Planning Commission recommends the following amendment proposals not move forward to the docket for further analysis:

Text Amendments

2. West Seattle High Bridge emergency closure

The applicant is proposing to amend City policies to assist in mitigating the emergency closure of the West Seattle High Bridge.

The Commission does not recommend this proposal for the docket citing criteria B4 and B5. This proposal would be better addressed through a budgetary or programmatic decision or another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

3: Potential Landslide Area Covenants

The applicant is proposing to cease the practice of issuing Potential Landslide Area Covenants to properties in Seattle's Environmental Critical Areas.

The Commission does not recommend this proposal for the docket citing criteria B3. The intent of this proposal can be accomplished by a change in regulations. Potential Landslide Area Covenants are addressed in the Seattle Municipal Code and those regulations are consistent with the general policy intent of the Comprehensive Plan regarding Environmental Critical Areas.

4. Pedestrian Grade Separations

The applicant is proposing to amend the Transportation Element to discourage pedestrian grade separations such as skybridges, aerial trams, or tunnels in all urban centers and urban villages, not just the downtown.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal was previously submitted and docketed in the 2012-2013 cycle but was not adopted by City Council in 2013. The rationale for not adopting this proposal was pedestrian grade separations are addressed in the Seattle Municipal Code and those regulations are consistent with the general policy intent of the Comprehensive Plan. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

5. Yards and Trees

The applicant is proposing to amend the Land Use Element to clarify policies related to yards and trees in multifamily areas.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal was previously submitted and docketed in 2017-2018 cycle but was not adopted by City Council in 2018. The rationale for not adopting this proposal was that much of the proposed language is inconsistent with existing Comprehensive Plan policies or misunderstands the more general policy level at which the Plan operates. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

6. Open and Participatory Government

The applicant is requesting to add an Open and Participatory Government Element or appendix to the Comprehensive Plan.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was originally proposed in the 2008-2009 amendment cycle but was not docketed citing criteria that the content proposed in the application are best dealt with through the Seattle Municipal Code, the Seattle ethics code, or through budgetary and programmatic decision-making. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

7. Demolition and Displacement

The applicant is proposing to amend the Land Use element to include a policy to discourage the demolition of residences and displacement of residents.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal was previously submitted and docketed in 2017-2018 cycle but was not adopted by City Council in 2018. The rationale for not adopting this proposal was limiting demolition would be inconsistent with the City's adopted Growth Strategy and existing policies appropriately guide the City's policies related to displacement. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

8. Heavy Vehicles

The applicant is proposing to amend the Transportation Element to minimize damage to streets from heavy vehicles.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was originally proposed in the 2016-2017 amendment cycle but was not docketed citing criteria that it would be better addressed through another process, specifically the Seattle 2035 Comprehensive Plan update. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

9. Development Monitoring

The applicant is proposing to amend the Comprehensive Plan to require monitoring of development and a special review procedure related to development.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was originally proposed in the 2016-2017 amendment cycle but was not docketed citing criteria that it would be better addressed through another process, specifically the Seattle 2035 Comprehensive Plan update. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

10. Rezones and Conditional Uses

The applicant is proposing to amend the Land Use element to adopt policies related to establishing zone and rezone criteria to guide zoning decisions and ensuring that zoning decisions are done with public notice, outreach, and inclusiveness with a regard for local conditions, community preferences and neighborhood plans.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal was previously submitted and docketed in 2017-2018 cycle but was not adopted by City Council in 2018. The rationale for not adopting this proposal was existing Comprehensive Plan policies or glossary entries appropriately address the issues raised in the proposed amendments. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

11. Tree Canopy and Urban Forest

The applicant is proposing to amend various sections of the Comprehensive Plan to support the retention and expansion of the urban forest and tree canopy cover.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was originally proposed in the 2019-2020 amendment cycle but was not docketed citing criteria that it would be better addressed through another process, specifically the next major update to the Comprehensive Plan. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

Previously Docketed Amendments

Of the eight proposed Comprehensive Plan amendments that were docketed by the City Council in Resolution 31896 for further analysis, the following five were not analyzed as part of the 2019-2020 annual amendment cycle:

- Impact fee amendments
- An alternative name for single-family areas
- Designation of the South Park Urban Village
- Designation of an urban village near a future light rail station at N 130th Street and Interstate 5
- Amendments related to fossil fuels and public health

We have concerns about waiting until the next Major Update of the Comprehensive Plan in 2024 for consideration of these proposed amendments and encourage the City Council to move forward on them sooner where appropriate. We would like to call your attention to the Commission's specific comments on one of these docketed amendments below.

Alternative Name for Single Family Zones

The City Council proposed an amendment that would recommend an alternative name for single family zones, such as Neighborhood Residential, and amend the Land Use Element of the Comprehensive Plan to implement this change. OPCD has stated this amendment could be more appropriately addressed through the next Major Update to the Comprehensive Plan, with the rationale that it is a bigger change outside of the scope of the annual amendments. The Planning Commission has concerns about waiting until the 2024 Major Update to the Comprehensive Plan to address an alternative name for single family zoning. The name 'single family' zoning has been a misnomer since 1994 when the city passed Accessory Dwelling Unit legislation allowing two households to live on a single family zoned parcel and is not representative of the households that currently live in those zones. This name is also linked to Seattle's former use of race-based zoning as an exclusionary practice. The Commission applauds and supports the City Council in the proposed amendment that would recommend changing the name of the zoning earlier than the Major Update. This change could also serve to inform the policy process considering alternatives to single family zoning.

The Planning Commission has been a consistent advocate for reexamining Seattle's land use policies to expand the range and affordability of housing choices. Our 2018 *Neighborhoods for All* and recent *A Racially Equitable & Resilient Recovery* reports both emphasized the benefits of allowing more housing and increasing housing choices in single family zones. The Commission applauds the City Council for including funding in the 2020 budget to analyze a variety of housing types in single family zones in the Environmental Impact Statement (EIS) on the Major Update to the Comprehensive Plan. We look forward to providing our input on this subject throughout the process to update the Comprehensive Plan. In the meantime, the Commission recommends moving the effort to rename single family zoning forward sooner than the beginning of the Major Update.

We appreciate the opportunity to review the proposed 2020-2021 Comprehensive Plan amendments for docket setting and provide our recommendations. If you have any questions, please do not hesitate to contact me or Vanessa Murdock, Seattle Planning Commission Executive Director.

Sincerely,

Michael Austin, Chair
Seattle Planning Commission

cc: Mayor Jenny Durkan
Seattle City Councilmembers
Lish Whitson, Eric McConaghy; Council Central Staff
Sam Assefa, Michael Hubner; Office of Planning and Community Development

ATTACHMENT A
City of Seattle Criteria for Comprehensive Plan Amendment Selection (from Resolution 31807)

A. The amendment is legal under state and local law.

B. The amendment is appropriate for the Comprehensive Plan because:

1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;

2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;

3. Its intent cannot be accomplished by a change in regulations alone;

4. It is not better addressed as a budgetary or programmatic decision; and

5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;

2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.

D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.

E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.

F. The amendment is likely to make a material difference in a future City regulatory or funding decision.

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

September 18, 2020

M E M O R A N D U M

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

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

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

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

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

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

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

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

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

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

Additional items for review and analysis by OPCD

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

A. Review of whether the South Park urban village meets the criteria for an urban village;

B. Completion of the work around the N 130th Street and Interstate 5 light rail station, including consideration of whether a new urban village should be designated in the area;

C. Amendments related to reducing the impacts of fossil fuel production and storage on public health and climate goals; and

D. Completion of the City's Industrial and Maritime Strategy.

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

Additional items that the Council anticipates considering in 2021

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

A. Amendments to implement impact fees.

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

Items not to be considered in 2021

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

A. Application to cease use of potential landslide area covenants.

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

C. Application to amend the Land Use Element to clarify policies related to yards and trees.

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

E. Application to amend the Land Use Element to discourage demolition of residences and displacement of residents.

F. Application to amend the Transportation Element to minimize damage to streets from heavy vehicles.

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

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

I. Application to amend various sections of the Comprehensive Plan to support the protection of trees.

Next Steps

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

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