

## SUMMARY and FISCAL NOTE\*

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*\* 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 amending the Seattle Comprehensive Plan to incorporate changes responding to Resolution 31577 to increase the Plan’s emphasis on race and social equity and improve its readability; modifying or adding new goals and policies in several elements of the Plan that describe the City’s objectives for distributing housing and employment growth; and amending Sections 5.72.020, 23.34.008, 23.45.516, 23.47A.012, 23.47A.013, 23.49.056, 23.49.058, 23.51A.004, 23.58A.040, 23.69.030, 23.75.002, and 23.84A.040 of the Seattle Municipal Code to revise references to the updated Comprehensive Plan.

**Summary and background of the Legislation:** The state Growth Management Act sets timelines for when jurisdictions need to update their plans. Seattle last conducted a major update of its Plan in 2004, and the most recent update occurred in 2015. Executive staff conducted extensive public outreach for that update in late 2013. The outreach process and internal review of the Plan identified substantial changes to make in the Plan.

When it became obvious that the scope of the Plan and the EIS would necessitate work beyond the 2015 state deadline, the executive made the decision to divide work on the update into two categories: 1) work to comply with the state mandate and 2) the remainder of the desired changes to the Plan. The executive compiled the GMA-required changes into an ordinance that City Council adopted in October 2015. That ordinance included new citywide growth targets that had been established for the City through a countywide process and updated information pertaining to transportation, capital facility and utility infrastructure and the need for affordable housing. The citywide growth estimates adopted into the Plan in 2015 are 70,000 housing units and 115,000 jobs over the 20-year life of the Plan.

The remainder of the Plan update is the subject of this ordinance. The ordinance repeals and replaces the entire Comprehensive Plan. Key changes in the new version of the Plan are an increased emphasis on race and social equity throughout the Plan – both with examples of current disparities and with many new policies for how the City will address such disparities. The recommended Plan also revises estimates for housing and employment in individual urban centers and urban villages, establishes a new measurement technique for assessing transportation level-of-service, reinforces housing policies for mandatory affordable housing contributions, and introduces a new parks and open space element to the Plan.

## 2. CAPITAL IMPROVEMENT PROGRAM

This legislation creates, funds, or amends a CIP Project.

## 3. SUMMARY OF FINANCIAL IMPLICATIONS

This legislation does not have direct financial implications.

## 4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?** Yes, as the framework for how the City will serve growth, the Comprehensive Plan affects where new demand for services will be the highest. The Plan directs most of the next 20 years' growth into places that have been designated since 1994 as urban centers and urban villages, which together occupy less than 20% of the city's land area. This means that most new services the City will provide can be concentrated into a relatively small portion of the city, and more people will be served by investments in these areas. The Plan has been successful with this strategy so far, with over 75% of new housing units and new jobs locating in those centers and villages since 1994.
- b) **Is there financial cost or other impacts of not implementing the legislation?**  
No.
- c) **Does this legislation affect any departments besides the originating department?**  
The Comprehensive Plan provides policy direction for many aspects of City operations. Its policies affect activities conducted by SDOT, OH, SPU, SCL, FAS, OAC, DEEL, OED, SPR and HSD.
- d) **Is a public hearing required for this legislation?**  
Yes, DPD conducted a public hearing on the Draft Environmental Impact Statement that evaluated the legislation in June 2015. City Council will conduct at least one public hearing on the legislation.
- e) **Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**  
No.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
Yes, to provide notice of the public hearing.
- g) **Does this legislation affect a piece of property?**  
Yes, the Plan provides general guidance for where particular land uses and densities would be allowed in the city. This guidance is shown on the Plan's Future Land Use

Map. Recommended changes include revising the map so that the area within the urban centers and urban villages no longer shows individual land use categories (single-family, multifamily, commercial/mixed-use), but instead shows simply that the area as an urban village. The map is accompanied by new policy language describing the general types and densities of development that are expected in each type of village.

**h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

A major focus of the rewritten Plan has been to incorporate principles of the City's Equitable Development initiative. New policies in almost every element of the Plan specifically identify ways in which the City can reduce the risk of displacement for marginalized populations and improve their access to opportunities. The Plan is accompanied by an Equitable Implementation Plan, which provides direction for how the City can make specific programmatic decisions related to these issues.

**i) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

N/A

**j) Other Issues: N/A**

**List attachments/exhibits below: None**