



Seattle
**Office of Planning &
Community Development**

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Date: July 10, 2017

To: City Council Planning Land Use and Zoning (PLUZ) Committee

From: Sam Assefa, Director

Re: 2017 – 2018 Comprehensive Plan Amendments related to the implementation of Mandatory Housing Affordability (MHA)

The purpose of this memo is to provide more information to decision-makers and the public about Comprehensive Plan amendments being prepared by OPCD for the 2017-2018 docket. The June 22nd, 2017 *Notice of Seattle City Council Hearing to Help Select Amendments for Later Consideration as Possible 2018 Amendments to the City's Comprehensive Plan* identified City Council's request for departments to recommend Comprehensive Plan amendments that would:

"Facilitate the implementation of the Mandatory Housing Affordability program citywide, including amendments to the Growth Strategy, Land Use, Housing, Neighborhood Planning or other elements or maps in the Plan, as appropriate."

This memo provides additional information about the scope and content of these amendments.

Background

The Seattle 2035 Comprehensive Plan calls for consistency between citywide and neighborhood policies:

CI 2.11 *Maintain consistency between neighborhood plans and the Comprehensive Plan. In the event of a possible inconsistency between the Comprehensive Plan and a neighborhood plan, amend the Comprehensive Plan or the neighborhood plan to maintain consistency.*

In October of 2016 the Seattle City Council passed legislation for the Seattle 2035 major comprehensive plan update. The Seattle 2035 Comprehensive Plan updated and revised Comprehensive Plan goals and policies, and included a new Comprehensive Plan Future Land Use Map (FLUM). Seattle 2035 included several new policies related to greater diversity of housing and additional density within designated urban villages and centers including:

GS 1.6 *Plan for development in urban centers and urban villages in ways that will provide all Seattle households, particularly marginalized populations, with better access to services, transit, and educational and employment opportunities.*

GS 1.7 *Promote levels of density, mixed-uses, and transit improvements in urban centers and villages that will support walking, biking, and use of public transportation.*

H 3.5 *Allow additional housing types in areas that are currently zoned for single-family development inside urban villages; respect general height and bulk development limits currently allowed while giving households access to transit hubs and the diversity of goods and services that those areas provide.*

In addition, the newly adopted FLUM designated all areas within urban villages as “Urban Village” instead of the previous designation of individual land uses, (i.e. multi-family, single family) within the villages. The FLUM change sought to recognize the intent for a broad and diverse mix of land uses within villages.

The Seattle 2035 planning process also included planning study, environmental review, and public engagement on expansion of certain urban village boundaries to a 10-minute walkshed from high frequency transit service. While these boundary expansions were not formally adopted as part of the FLUM in 2016, policies supportive of urban villages in a 10-minute walkshed from transit were included in the plan.

GS 1.12 *Include the area that is generally within a ten-minute walk of light rail stations or very good bus service in urban village boundaries, except in manufacturing/ industrial centers.*

At the time of the Seattle 2035 Comprehensive Plan update, policies in the Neighborhood Plans element were not updated or amended. Most policies in this element date to the time of neighborhood plan preparation during the 1990s, with some updates since then. Since neighborhood plan policies were not updated in 2016, there may be instances of inconsistency between newly adopted Seattle 2035 goals and policies and older neighborhood planning policies.

Mandatory Housing Affordability (MHA) Implementation

Proposed MHA implementation includes urban village boundary expansions reviewed as a part of the Seattle 2035 planning process. To date MHA has been implemented in University District, Downtown/South Lake Union, and is being reviewed for the Uptown Urban Center and the Chinatown-International District, and for three nodes on 23rd Avenue at Union, Cherry and Jackson. A draft proposal for implementing MHA on lands in other urban villages and centers, proposed urban village expansion areas, and all existing multi-family and/or commercially zoned lands outside of urban villages has been undergoing community review and policy discussion since November 2015. A draft map of where MHA could be implemented was released for public comment in October 2016, and a Draft Environmental Impact Statement (DEIS) was issued on June 8, 2017.

Significant public engagement has taken place and is ongoing, on potential MHA zoning changes and urban village boundary expansions in urban villages and centers throughout the city. Public engagement has included in-person meetings, online dialogue, and direct discussion, and it has included discussion of urban village boundary expansions and review of draft zoning maps. There were over 140 in-person meetings, including:

- 5 open house meetings during December 2016-January 2017 to discuss and receive input on draft maps;
- 5 open houses during April and May of 2017 to discuss and receive input on draft maps;
- 19 community design workshops in urban villages with large potential urban village boundary expansions and greater degree of potential changes to single family zoned areas.
- Direct outreach to residents in single family zoned areas within affected urban villages by knocking on over 10,000 doors to provide information directly to residents.

Attendance at open houses ranged from approximately 50 to 200 community members, at community workshops attendance ranged from approximately 15 to 60 community members, with one workshop in Wallingford attended by over 200. A summary of community input is found in Appendix B to the MHA Draft EIS [here](#).

The proposals to implement MHA, while consistent with Seattle 2035 policies, may conflict with certain existing neighborhood plan policies, as discussed above. To implement MHA and avoid inconsistencies with neighborhood plan policies, OPCD proposes the following types of Comprehensive Plan amendments in the 2017-2018 docket.

Make Future Land Use Map (FLUM) amendments for urban village boundary expansions.

The FLUM is proposed to be amended to expand certain urban villages to an approximate 10-minute walkshed (or lesser geography) from high frequency transit service. MHA implementation includes urban village expansions in areas studied in the Seattle 2035 Comprehensive Plan. One reason the expansions were not adopted as a part of the Seattle 2035 plan was concern that accompanying zoning changes were not known at the time. MHA implementation has since identified specific potential zoning changes in the expansion areas, and specific geographic extents of the expansions. A first draft of potential changes was identified when draft maps were released in October 2016. The June 8, 2017 DEIS published variations of potential MHA zoning changes and urban village boundary expansions for environmental review purposes. Community input and a Final EIS will inform a final recommendation for specific urban village expansions and associated MHA zoning changes in the fall of 2017. It is expected that these proposed expansions would be no larger than those already identified in the DEIS or draft maps. The 2017-2018 Comprehensive Plan amendment docket would be updated in 2018 to reflect a final MHA implementation recommendation.

The largest of the potential urban village boundary expansions are included in maps at the end of this memo for the purposes of the 2017-2018 Comprehensive Plan amendment docketing process. These expansion areas are documented with additional detail in one of two action alternatives in Appendix H of the DEIS. The action alternatives include a smaller and a larger potential urban village expansion for each urban village proposed for expansion. Maps are provided for reference below, and further information can be found in [DEIS Appendix H](#).

Make amendments to specific neighborhood plan policies.

Individual policies or goals in the Neighborhood Plan element of the Comprehensive Plan are proposed for amendment where they explicitly call for maintaining single-family zoning within an urban village or center. Certain policies that call for maintaining aspects of single-family areas (such as scale, character, or integrity) are proposed for amendment if they would clearly and directly conflict with the draft MHA implementation proposal. However, in cases where neighborhood plan policies call for maintaining aspects of a single-family areas (i.e. character) that are possible to achieve while implementing MHA, the neighborhood plan policy is not proposed for amendment.

Amendments would remove explicit references to preservation of zoning, in favor of statements to preserve physical scale or character where appropriate. For goal or policy statements that could be construed to directly conflict with MHA implementation short of direct references to zoning, policy language would be added to recognize the potential for addition of a variety of housing types, while preserving aspects of single family areas that are desired for preservation by the neighborhood plan policy. The following Neighborhood Plan policies would be amended.

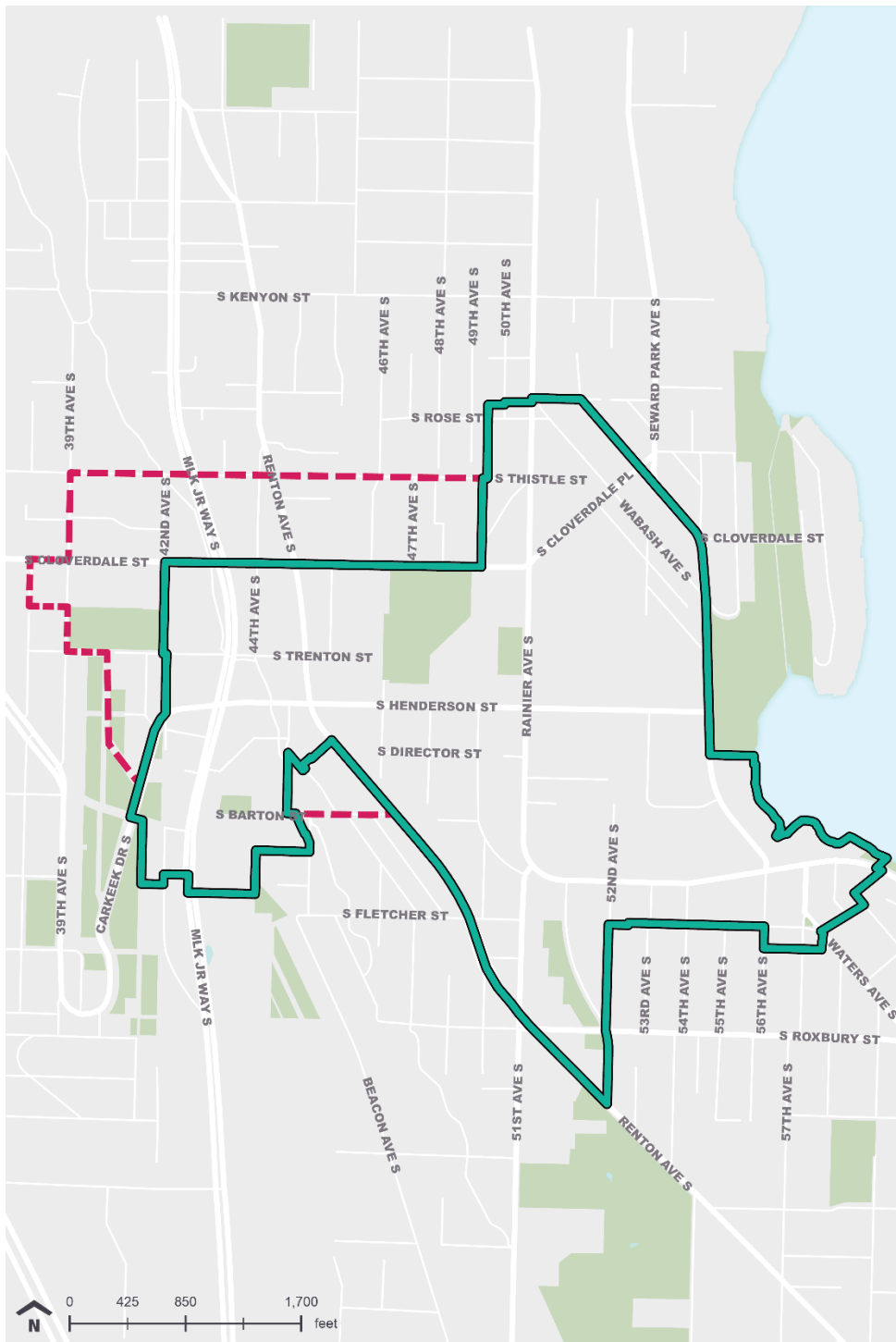
- Fremont F-P13
- Morgan Junction MJ-P13, MJ-P14
- Northgate NG-P8
- Roosevelt R-LUG1
- Westwood/Highland Park W/HP-P3
- Aurora-Licton Springs AL-P2
- North Rainier NR-P9
- Wallingford W-P1
- West Seattle Junction WSJ-P13

Next Steps

The final content of policy language, and the exact text and map amendments will be determined at a future time based on the public engagement and environmental review. Specific text would be developed at a future time, and made available for review by and discussion with community members before City Council adoption of the 2017-2018 amendments. This additional community engagement will occur prior to a final recommendation by OPCD on the 2017-2018 Comprehensive Plan amendments, which is expected in the fourth quarter 2017.

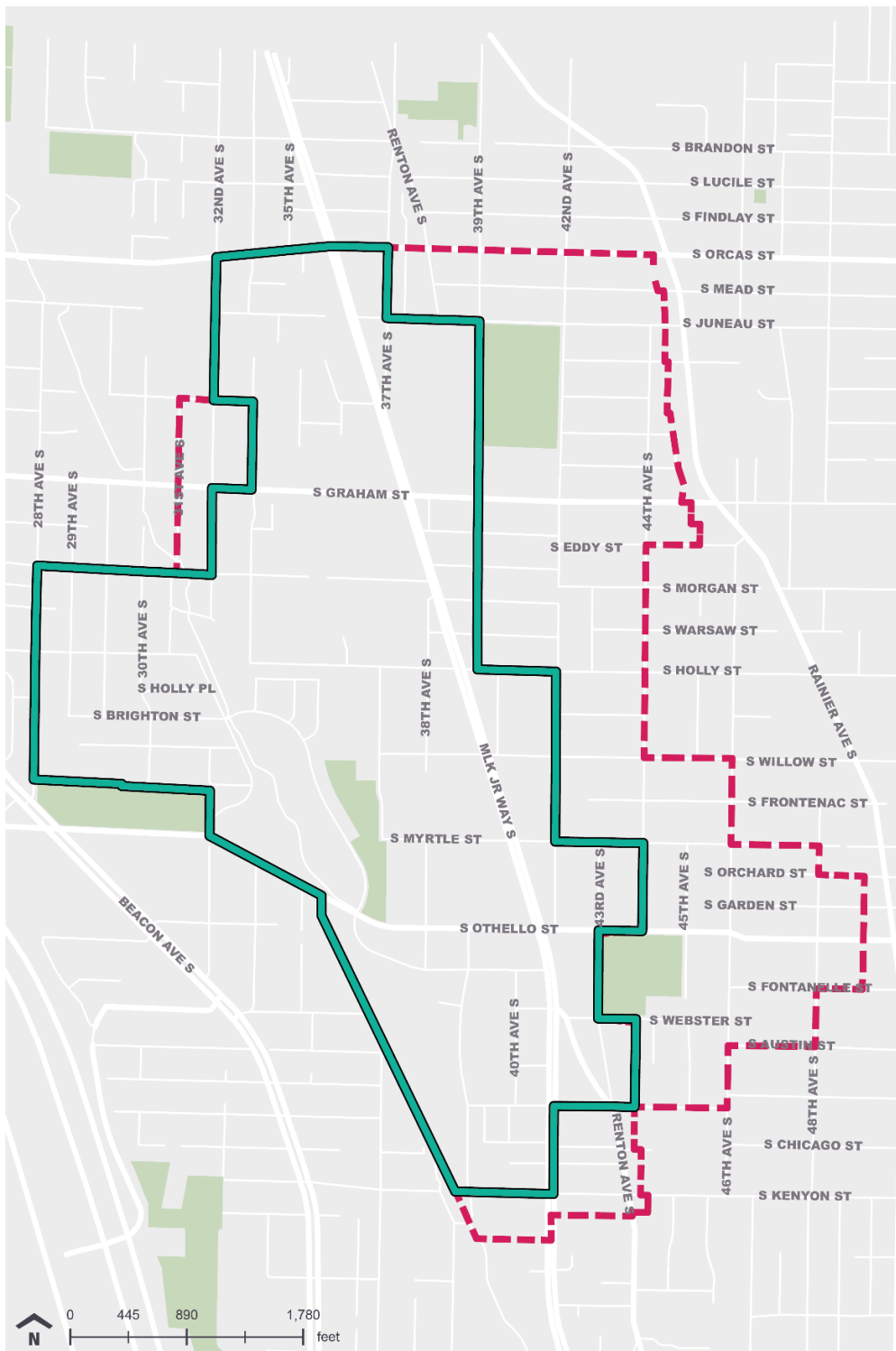
Rainier Beach

Largest potential urban village expansion



Othello

Largest potential urban village expansion



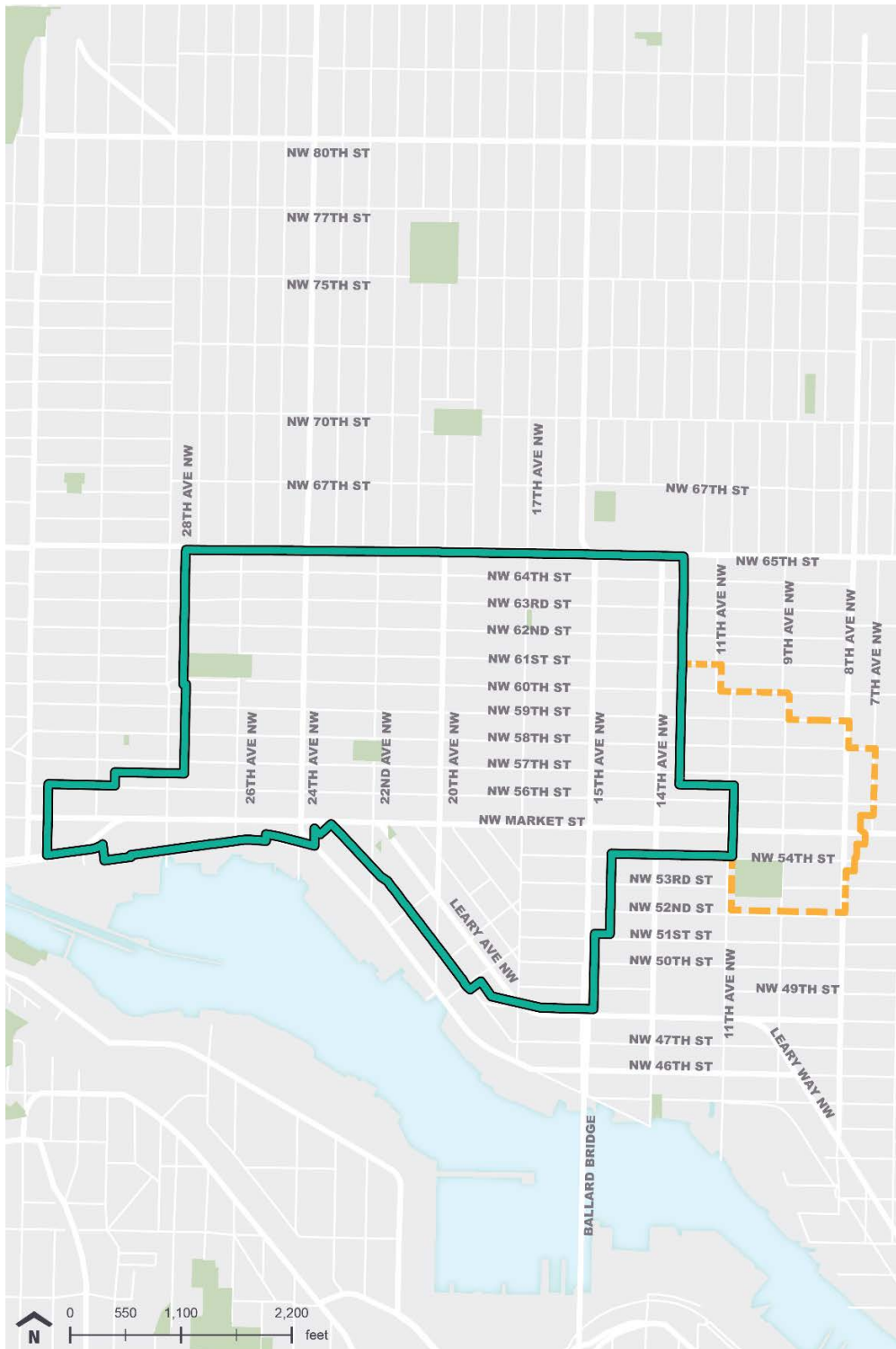
Roosevelt

Largest potential urban village expansion



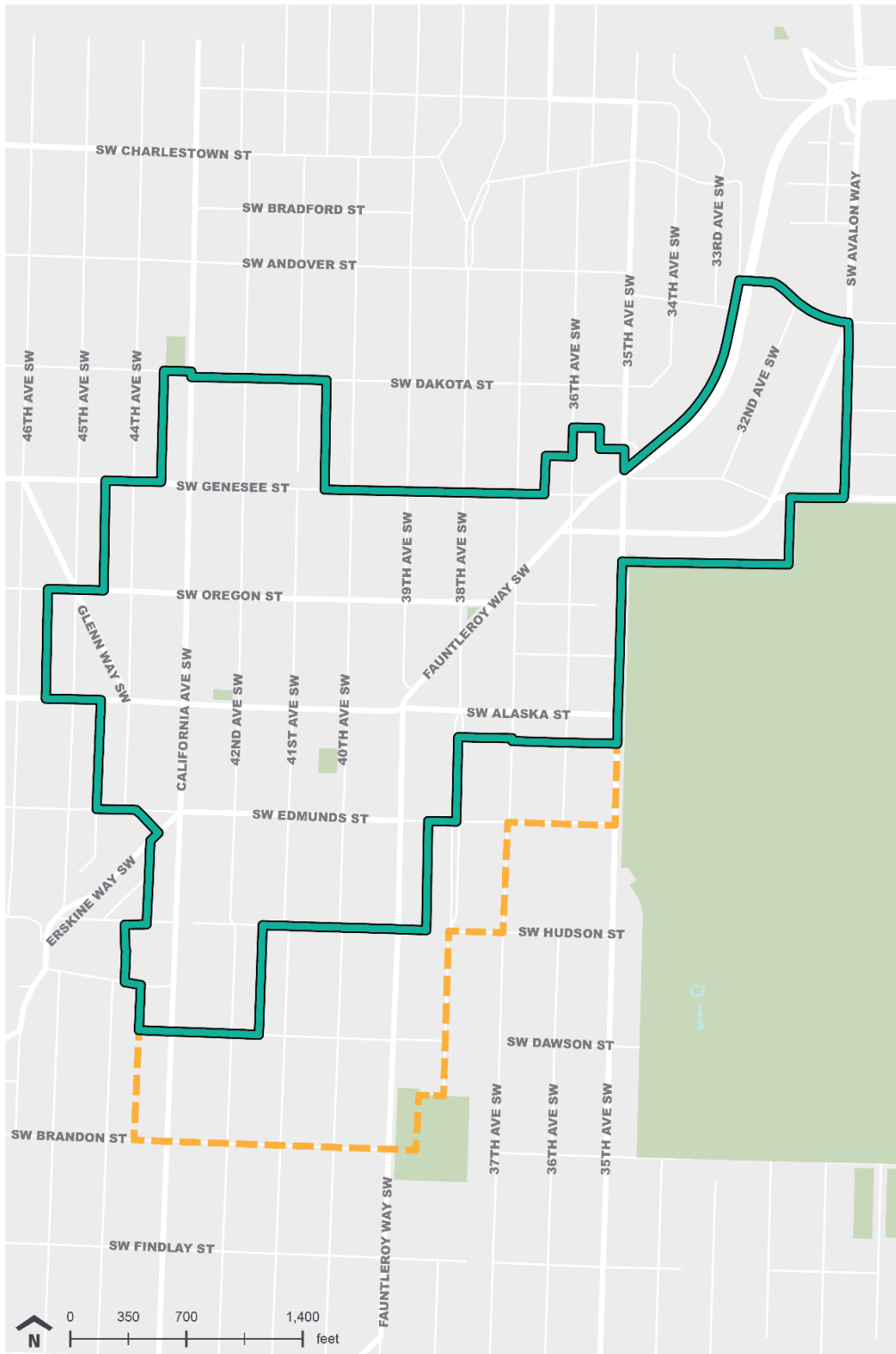
Ballard

Largest potential urban village expansion



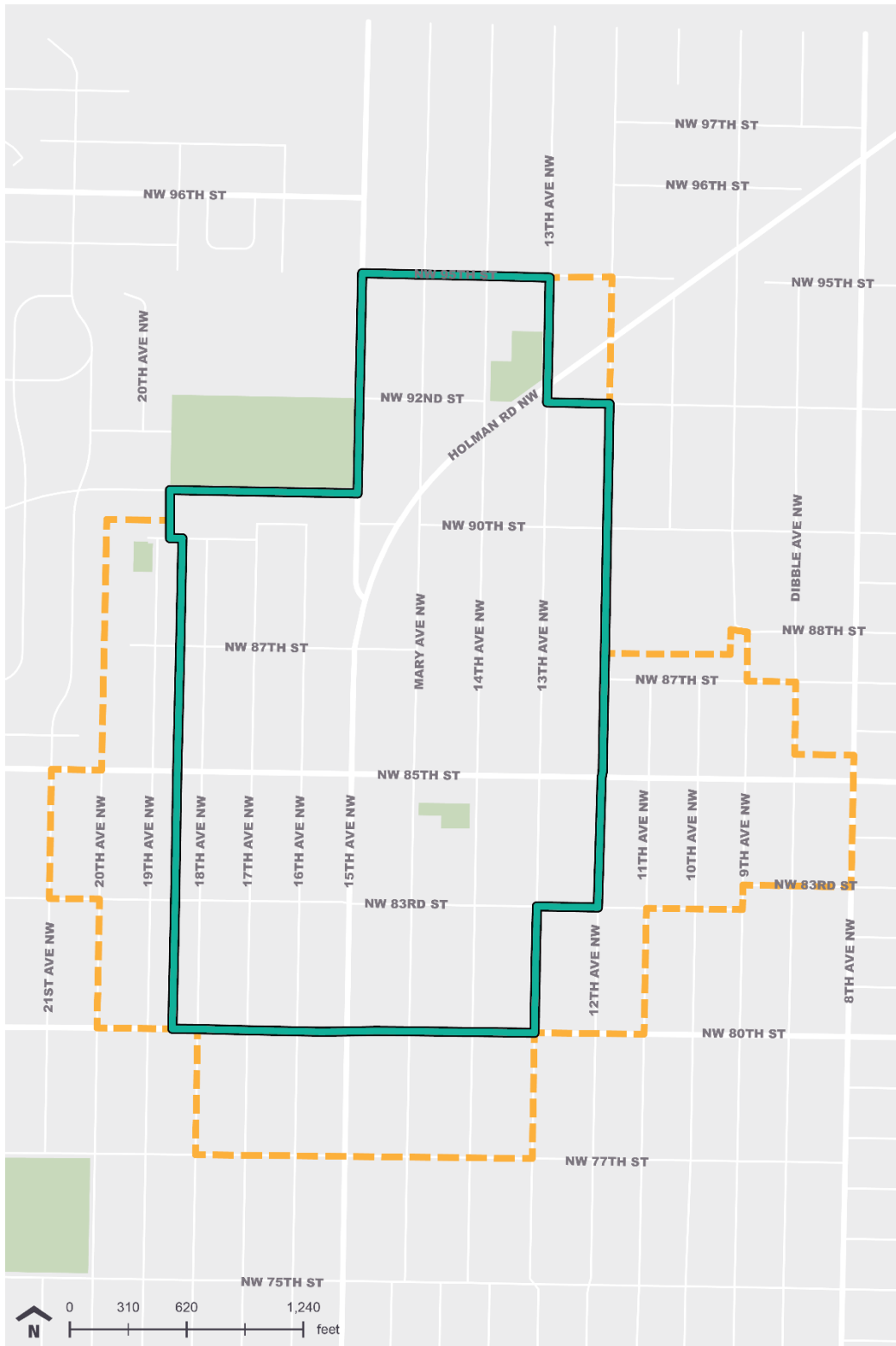
West Seattle Junction

Largest potential urban village expansion



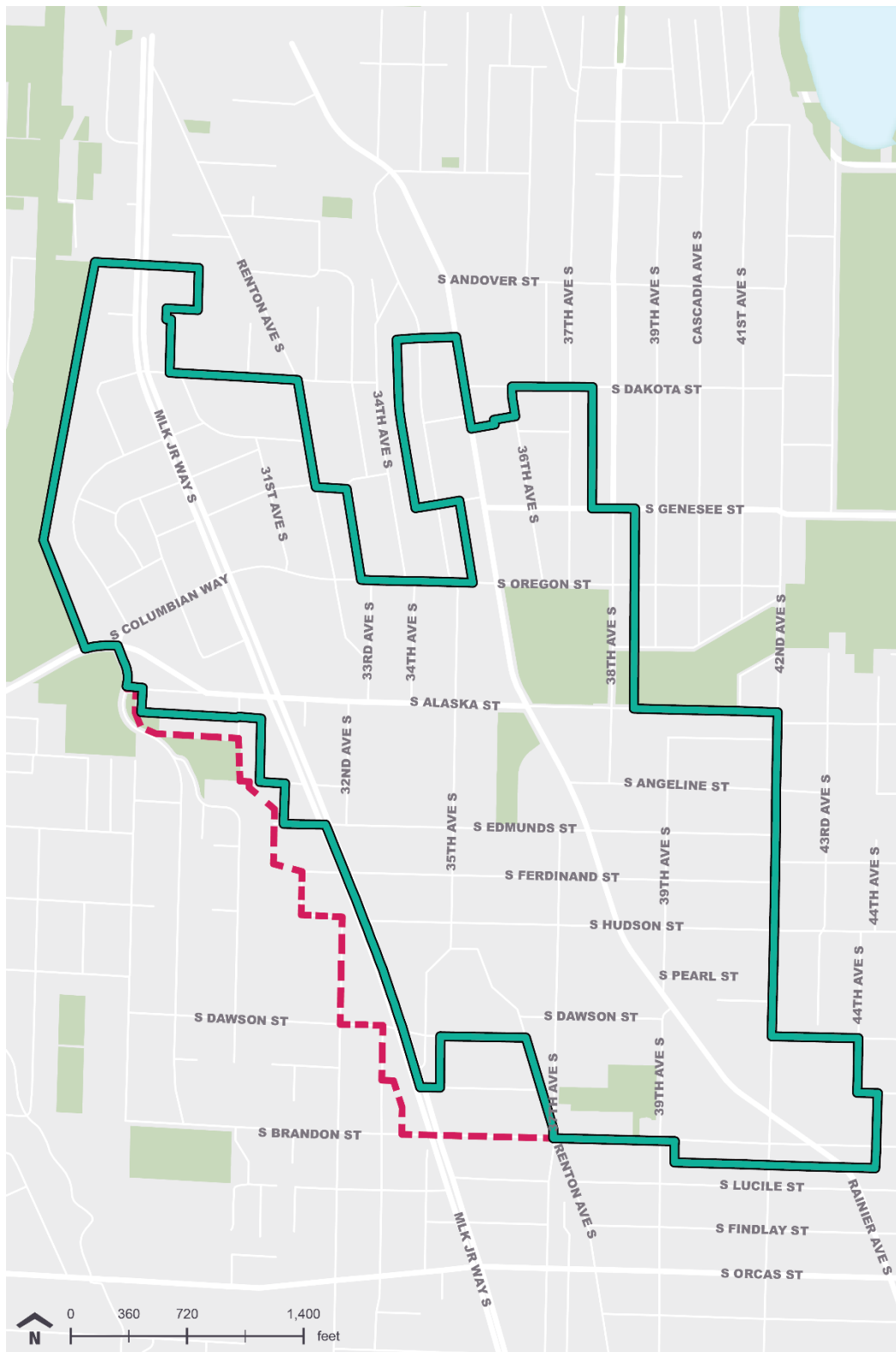
Crown Hill

Largest potential urban village expansion



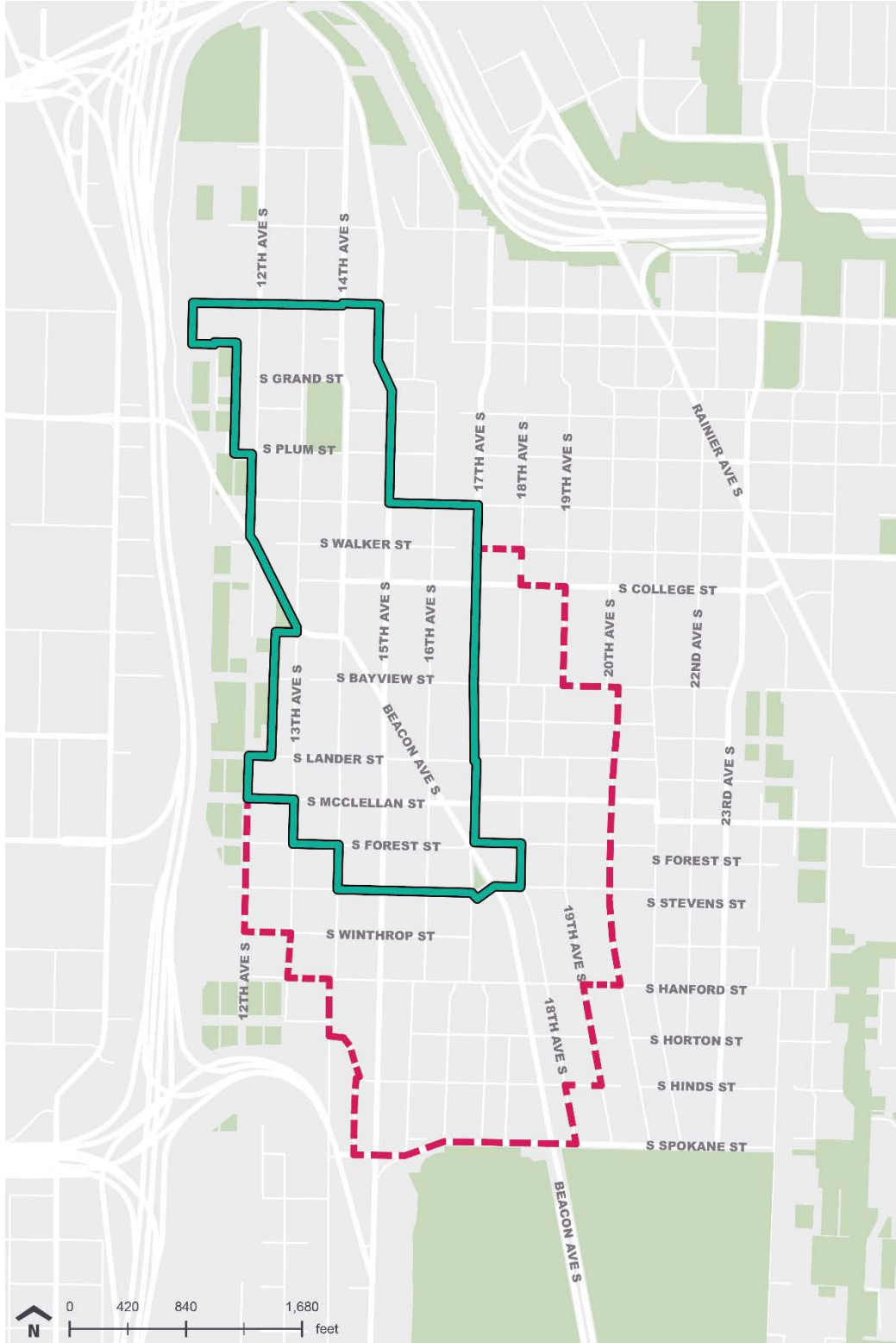
Columbia City

Largest potential urban village expansion



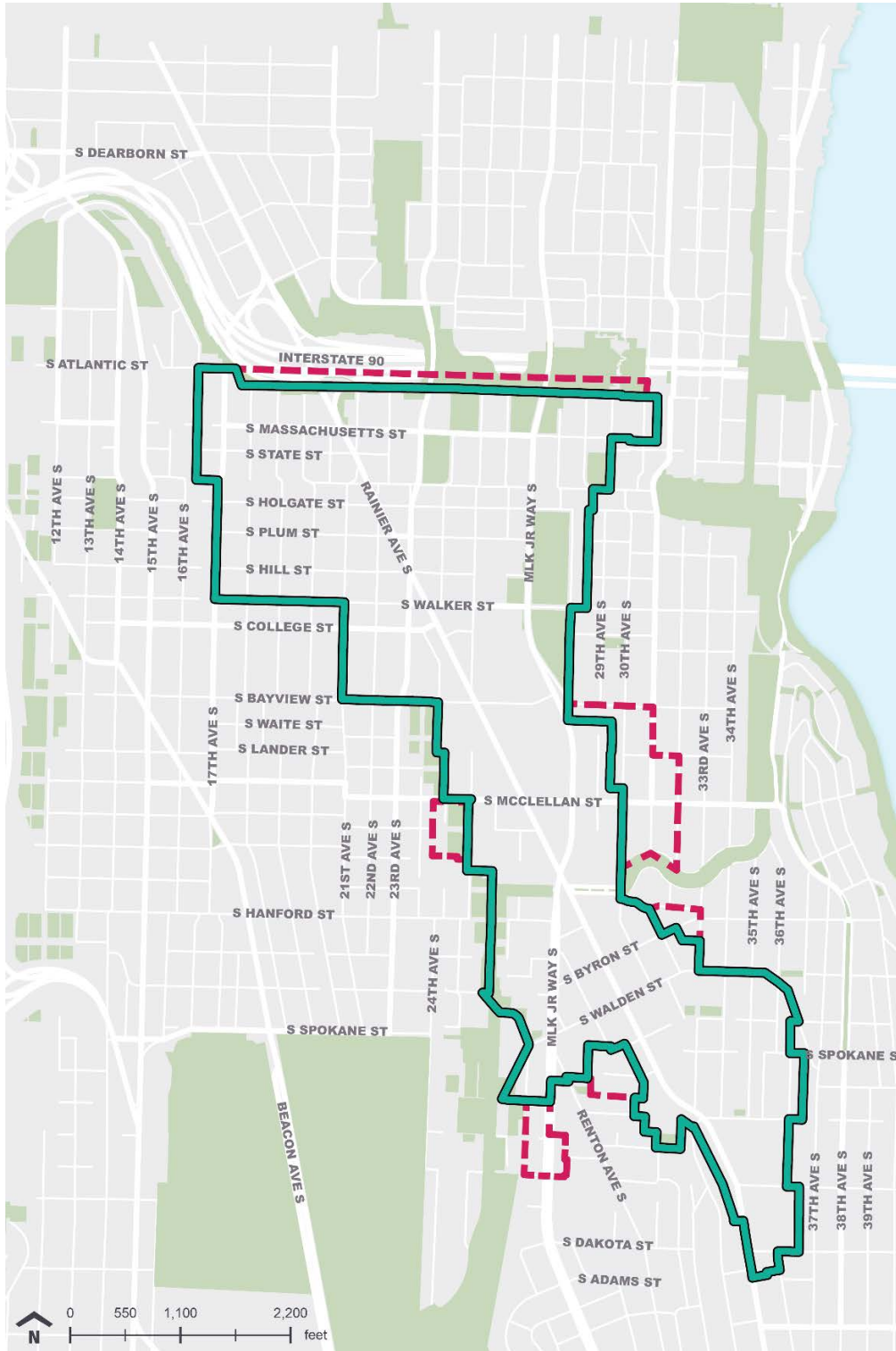
North Beacon Hill

Largest potential urban village expansion

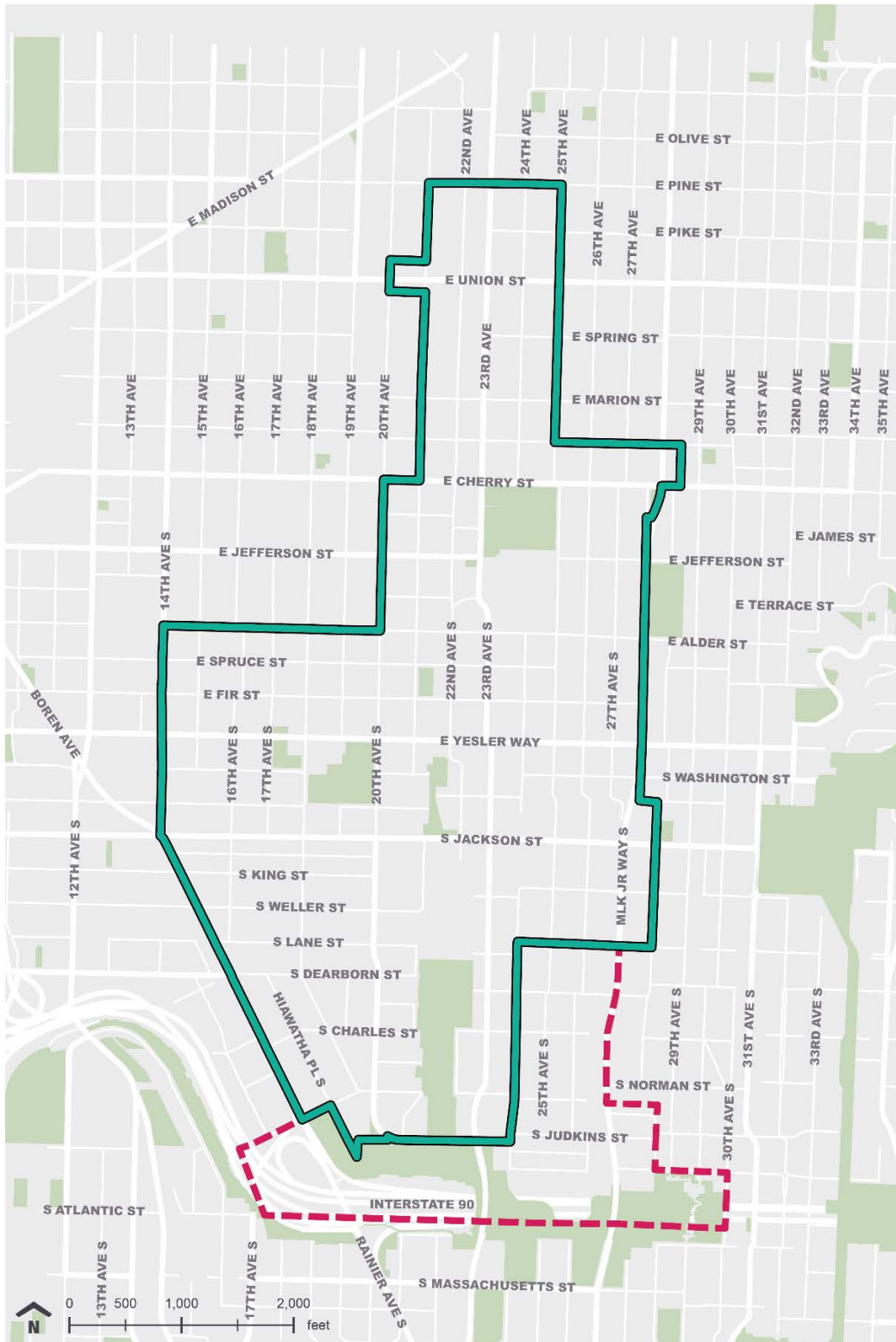


North Rainier

Largest potential urban village expansion

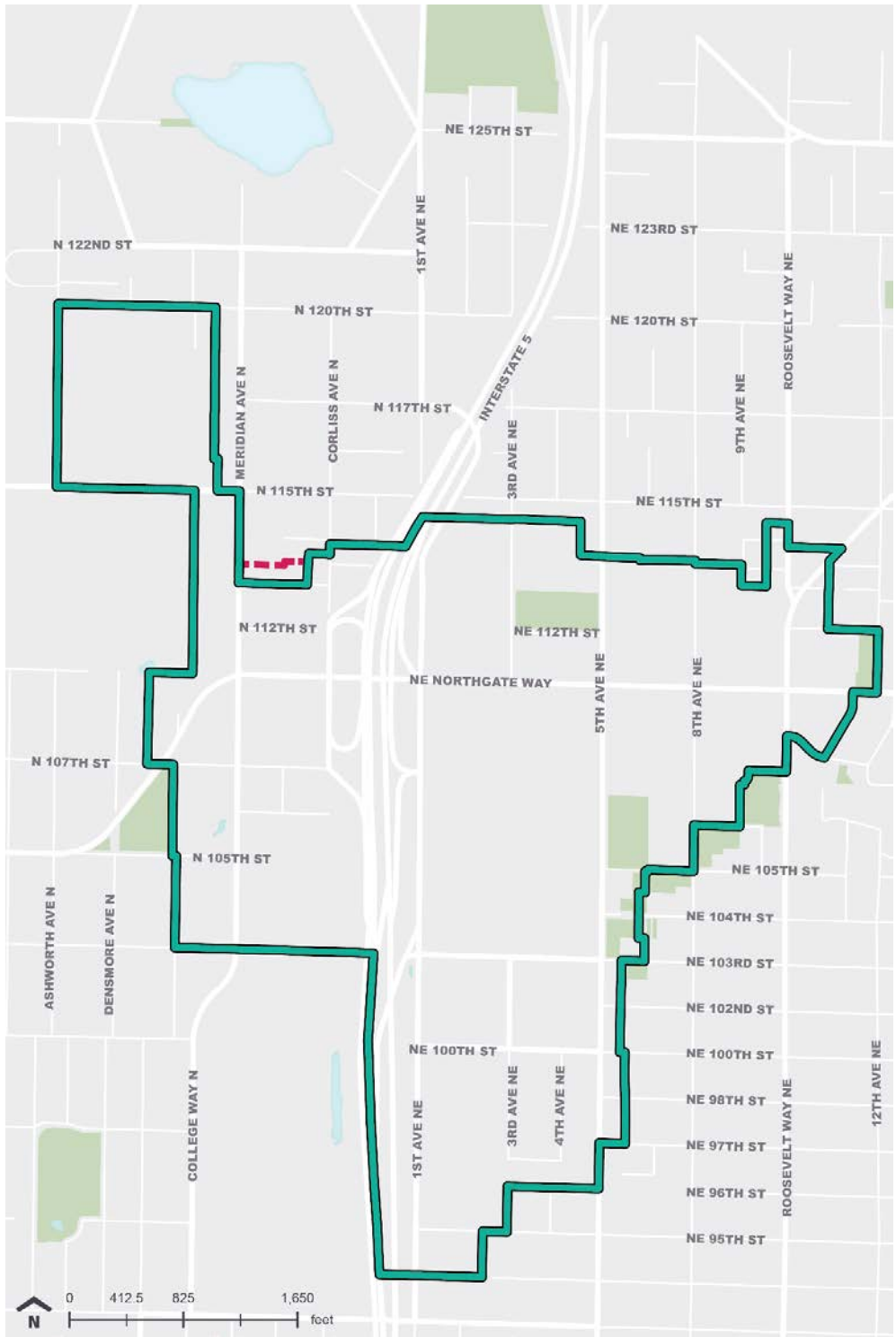


23rd & Union-Jackson Largest potential urban village expansion



Northgate

Largest potential urban village expansion



Note: Northgate was not studied for expansion in the Seattle 2035 planning process, but a small expansion is considered as a part of the MHA implementation DEIS.