

July 20, 2017

MEMORANDUM

To: Planning, Land Use and Zoning Committee
From: Eric McConaghy and Lish Whitson, Seattle City Council Central Staff
Subject: [Resolution 31762](#): Comprehensive Plan amendment proposals for consideration in 2018

On July 24, the Planning, Land Use and Zoning (PLUZ) Committee will begin discussion of [Resolution 31762](#), which sets the docket of Comprehensive Plan amendment recommendations to be considered in 2018. These amendments have been received from individuals and organizations as part of the City's annual Comprehensive Plan amendment process. Each year, the Council reviews requests for amendments based on criteria contained in [Resolution 31402](#). Proposals are forwarded to the Office of Planning and Community Development (OPCD) and the Seattle Planning Commission (SPC) for further review and recommendations.

This memo (1) provides background on the Comprehensive Plan docketing process, including identification of previously docketed amendments that carry over from previous years, (2) sets out 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 that have been received in light of the criteria. A public hearing on these items has been set for Monday, July 24, 2017 at 5:30.

Background

With a few limited exceptions, the City Council may amend the Comprehensive Plan once a year. [Resolution 31117](#) provides the framework for the annual process for reviewing the Comprehensive Plan. Resolution 31402 sets out the criteria for including proposed amendments in an annual review cycle.

Generally, the process occurs in four steps. First, in the spring the Council issues a call for amendment proposals. Anyone can submit a proposal. 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. That fall, OPCD reviews the amendments and conducts environmental analysis, making a recommendation to the Council regarding which amendments should be made. Finally, 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. This year the docket setting resolution includes amendments that the Council previously docketed, contingent on recommendations from parallel planning efforts.

Previously docketed items continuing into 2017-2018

In 2015, [Resolution 31612](#) identified a series of steps necessary to implement a mandatory housing affordability (MHA) program. That resolution mentioned expanding urban villages and otherwise amending the Comprehensive Plan to implement the MHA program. An Environmental Impact Statement analyzing options for expanded urban villages and other changes related to implementing the MHA program citywide was published in June. The Executive expects to forward Comprehensive Plan amendments to implement that program by the end of the year. A list of potential amendments is included as Attachment A to Resolution 31762. Resolution 31762 highlights that work and identifies amendments proposed by members of the community that may influence the direction of the program.

In 2016, in [Resolution 31682](#), the Council asked the Executive to work with stakeholders to provide recommendations for potential amendments to the Comprehensive Plan to support the City's Manufacturing/Industrial Centers. The Mayor has convened an Industrial Lands Advisory Panel consisting of industrial stakeholders to discuss and recommend for potential amendments to the Comprehensive Plan. That group's work continues and the Executive expects to forward Comprehensive Plan amendments to implement their recommendations by the end of the year. Resolution 31762 highlights that work and identifies amendments proposed by members of the community that are directly related to industrial lands policy.

Selection 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 31402 are as follows:

- A. 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 the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 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 neighborhood planning.
- B. The amendment is legal under state and local law.
- 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 Municipal Code, and to conduct sufficient analysis and public review;
 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; and
 4. The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Docket-Setting Schedule

The Council received nineteen proposals for amendments by May 15, and additional amendment was submitted at the end of May and was sponsored by a Councilmember consistent with the requirements of Resolution 31117. The proposed amendments can be found in [Clerk File 320265](#). The SPC and OPCD sent comments and recommendations on the proposed amendments to the Council on July 17 and June 23, respectively. These are attached to this memorandum. On July 24, PLUZ will receive a briefing and hold a public hearing on the proposed amendments.

Discussion and Preliminary Recommendations

The table in Attachment A summarizes the proposed amendments and the recommendations of the SPC, OPCD, and Central Staff. For nine proposals, there are unanimous recommendations to include the proposal in the docket, either on their own or as part of a broader policy review. For seven proposals, there is a difference of opinion. There are unanimous recommendations to reject four proposals. The amendments are numbered in the order that they were received.

Amendments recommended to move forward

Amendments 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, and 20 are unanimously recommended to be included in the docket for consideration in 2017. These amendments are generally consistent with the criteria laid out in Resolution 31402. Each of the amendments may require additional

neighborhood review prior to final Council consideration of the amendments, but such review is either underway or could be accomplished in the coming months.

Amendments recommended to be considered in the context of ongoing work

Amendments 8 and 9 were submitted in 2016 and docketed that year through Resolution 31682. Review of those amendments is occurring in the context of the citywide review of industrial area policies discussed above. Amendments 7, 10 and 20 are also recommended to be docketed in the context of the citywide review of industrial area policies. The Industrial Lands Advisory Committee is aware of these proposed amendments and may make recommendations regarding each of them.

Amendments with mixed recommendations

Amendments 1 and 2 would each remove single family-zoned areas from the boundaries of an urban village. Amendment 1 relates to the Wallingford Residential Urban Village and Amendment 2 relates to the West Seattle Junction Hub Urban Village. The Planning Commission recommends not docketing these amendments because they are not consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy. OPCD and Central Staff recommend docketing these amendments in the context of the MHA program. As indicated by Attachment A to Resolution 31762, the Executive is studying expansion of the boundaries of the West Seattle Junction urban village as part of implementation of MHA.

Amendment 3, from the Morgan Community Association, would add language to three policies in the Morgan Junction Neighborhood Plan stating that the policies should be retained until a community planning process can occur. It is possible that the MHA-related Comprehensive Plan recommendations will amend these policies. The Planning Commission states that review of these policies is best handled as part of the citywide MHA review (Criterion A5). The Office of Planning and Community Development recommended docketing the policies. Central staff does not believe that the amendment is likely to make a material difference in a future City regulatory or funding decision because a Comprehensive Plan amendment is not required to retain a policy (Criterion E).

Amendment 12, from Jimmy Blais, would amend the Future Land Use Map to remove Pier One in West Seattle from the Duwamish Manufacturing/Industrial Center and redesignate it as Commercial/Mixed-Use to support a marine mammal rehabilitation center and ancillary uses. The Seattle Planning Commission recommends docketing this proposal. OPCD recommends not docketing this proposal because it was previously docketed and has been rejected for docketing, the proposed use is currently allowed under the zoning. After discussing the proposal with the applicant, Central Staff notes that there may be size of use limits that could

restrict the maximum size of marine mammal rehabilitation centers in the IG2 zone. Central staff recommends docketing the amendment in the context of the citywide review of industrial area policies, but also recommends that the applicants work with the Executive to determine whether zoning amendments to allow larger marine mammal rehabilitation uses in industrial shoreline districts would be a more appropriate way to accommodate this use on the site.

Amendment 16, from Chris Leman, would add two policies. The first acknowledges rezone criteria in the Land Use Code and the second would provide direction regarding public notice, outreach and inclusiveness and local conditions, community preferences and neighborhood plans to guide zoning, rezone and conditional use decisions. The Planning Commission and Central Staff recommend docketing these amendments for further consideration.

Amendments not recommended to move forward

Four amendments (amendments 14, 17, 18 and 19) are recommended to not move forward. These amendments did not meet the criteria laid out in Resolution 31402. Each of these amendments has been previously considered and have either been docketed or have been denied by the Council.

Other amendments previously docketed

In 2015, the Council asked the Executive to review the implementation of an impact fee program. Implementing impact fees in Seattle will likely require changes to the Comprehensive Plan to replace or update level-of-service standards and adopt impact fee project lists. Councilmembers have asked that this work be completed in time for consideration in 2018. As appropriate, some amendments may be considered as part of the 2016-2017 amendment process instead.

Attachments:

- A. Summary of Recommendations on Proposed Comprehensive Plan Amendments
- B. Planning Commission's Comments and Recommendations for Docket Resolution
- C. Comprehensive Plan Docketing Resolution: OPCD Recommendation

cc: Kirstan Arestad, Central Staff Director
Ketil Freeman, Supervising Analyst

Attachment A: Summary of Recommendations on Proposed Comprehensive Plan Amendments

Notes:

- Numbers reflect the order in which the proposals were received
- Shaded lines indicate a difference in recommendations

#	Amendment Proposal	Short Description	Applicant	Recommendation		
				Planning Commission	OPCD	Central Staff
1	Wallingford Residential Urban Village	Amend the boundaries of the Wallingford Residential Urban Village to remove single-family zoned properties from the urban village	Wallingford Community Council	Not consistent with the vision of the Comprehensive Plan and Comprehensive Plan policies	Docket	Docket ¹
2	West Seattle Junction Hub Urban Village	Amend the boundaries of the West Seattle Junction Hub Urban Village to remove single-family zoned properties from the urban village	JuNO Land Use Committee	Not consistent with the overall vision of the Comprehensive Plan and Comprehensive Plan policies; better addressed through MHA process	Docket	Docket ¹
3	Morgan Junction Residential Urban Village	Amend policies MJ-P13, MJ-P14, and MJ-P19 to require formal community planning engagement as a pre-requisite for further amendments to these policies.	Morgan Community Association (MoCA)	Better addressed through MHA process	Docket	Amendments are not likely to make a material difference

#	Amendment Proposal	Short Description	Applicant	Recommendation		
				Planning Commission	OPCD	Central Staff
4	Parking along the boundaries of urban centers and villages	Amend land use policies to reduce the spillover of parking from urban centers and villages into the surrounding community	City Neighborhood Council	Docket	Docket	Docket
5	Definition of Concurrency	Amend the Glossary to add a definition of "Concurrency"	Neighborhood Planning and Land Use Committee of the City Neighborhood Council	Docket	Docket	Docket
6	Parking and affordable housing	Amend Land Use Goal 6 to state that increasing affordable housing is a goal in setting parking requirements, rather than lowering construction costs, as currently stated	Neighborhood Planning and Land Use Committee of the City Neighborhood Council, Wallingford Chamber of Commerce and Wallingford Community Council	Docket	Docket	Docket

#	Amendment Proposal	Short Description	Applicant	Recommendation		
				Planning Commission	OPCD	Central Staff
7	Interbay Armory	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	Washington Army National Guard; Interbay Urban Investors, LLC	Docket	Docket	Docket ²
8	Fiorito Property	Amend the Future Land Use Map to remove most of the block bounded by NW 49th Street, 8th Avenue NW, NW 48th Street and 9th Avenue NW from the BINMIC and designate it "Mixed Use/Commercial."	Fiorito Family	Docketed in 2016	Docketed in 2016	Docketed in 2016
9	1616 W Bertona	Amend the Future Land Use Map to remove property located at 1616 W Bertona Street from the BINMIC and designate it "Mixed Use/Commercial."	MoxBay LLC, Ginny Gilder	Docketed in 2016	Docketed in 2016	Docketed in 2016
10	Whole Foods	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."	Ian Morrison	Docket	Docket	Docket ²

#	Amendment Proposal	Short Description	Applicant	Recommendation		
				Planning Commission	OPCD	Central Staff
11	Family housing	Amend the Land Use Element to add a new policy encouraging affordable housing designed for larger families in low density multi-family areas	Gregory Hill	Docket	Docket	Docket
12	Pier One	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 to facilitate a marine mammal rehabilitation facility and ancillary uses.	Jimmy Blais	Docket	Previously rejected, not likely to make a material difference because the proposed use is already permitted	Docket ²
13	Yards and trees	Amend policies in the Land Use Element to allow for yards and trees in multifamily areas	Chris Leman	Docket	Docket	Docket
14	Monitoring of Growth	Amend the Growth Strategy element to include a policy related to the monitoring of development activity in urban villages and a special review procedure in response to that monitoring.	Chris Leman	Previously rejected	Previously rejected	Previously rejected

#	Amendment Proposal	Short Description	Applicant	Recommendation		
				Planning Commission	OPCD	Central Staff
15	Discouraging residential demolition and displacement	Amend the Land Use element to include a policy to discourage the demolition of residences and displacement of residents	Chris Leman	Docket	Docket	Docket
16	Rezoning and conditional uses	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.	Chris Leman	Docket	Better addressed through Land Use Code	Docket
17	Skybridges, tramways and tunnels	Amend the Transportation Element to adopt a new policy discouraging pedestrian grade separations, including skybridges, aerial trams and tunnels in urban centers and villages	Chris Leman	Previously rejected	Previously rejected	Previously rejected
18	Street damage	Amend the Transportation Element to add a new policy to limit street and road damage caused by heavy vehicles	Chris Leman	Previously rejected	Previously rejected	Previously rejected

#	Amendment Proposal	Short Description	Applicant	Recommendation		
				Planning Commission	OPCD	Central Staff
19	Open and participatory government	Add a new Element related to "Open and Participatory Government"	Chris Leman	Previously rejected	Previously rejected	Previously rejected
20	Seattle Pacific University	Amend the boundaries of BINMIC and amend policies and the Seattle Municipal Code to allow for expansion of the Major Institution use onto industrial land outside of BINMIC and south of the ship canal.	Seattle Pacific University	Docket	Docket	Docket ²

Notes:

1. These proposals should be considered alongside amendments related to the Mandatory Housing Affordability program
2. These proposals should be considered alongside amendments to citywide policies for industrial lands



July 17, 2017

Honorable Councilmember Rob Johnson, Chair
Planning, Land Use, and Zoning Committee
via e-mail

RE: 2017/2018 Proposed Amendments to the Comprehensive Plan - Docket recommendations

Dear Councilmember Johnson,

The Seattle Planning Commission is pleased to provide our comments and recommendations on which proposed 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 31402 (Attachment A).

The Planning Commission recommends moving forward the following amendment proposals to the docket for further analysis:

Future Land Use Map Amendments

7. Interbay Armory

The applicant is requesting to amend the Ballard-Interbay-Northend Manufacturing Industrial Center (BINMIC) boundary to remove the Interbay Armory property and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

Consistent with the Commission's decision last year to docket amendments pertaining to industrial lands, the Commission is recommending this amendment for docketing, acknowledging the forthcoming recommendations from the Mayor's Task Force on Industrial Lands.

8. Fiorito Property

The applicant is requesting to amend the Ballard-Interbay-Northend Manufacturing Industrial Center boundary to remove most of the block

Commissioners

Grace Kim, *Chair*
Tim Parham, *Vice-Chair*
Michael Austin
Keiko Budech
Eileen Canola
Sandra Fried
David Goldberg
Kara Martin
Jake McKinstry
Marj Press
Julio Sanchez
David Shelton
Lauren Squires
Jamie Stroble
Patti Wilma

Staff

Vanessa Murdock
Executive Director
John Hoey,
Senior Policy Analyst
Katy Haima
Policy Analyst
Robin Magonegil
Administrative Staff

bounded by NW 49th Street, 8th Avenue NW, NW 48th Street, and 9th Avenue NW, and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

The Commission recommended this map change for the 2016-2017 docket. Consistent with the Commission's decision last year to docket amendments pertaining to industrial lands, the Commission is again recommending this amendment for docketing, acknowledging the forthcoming recommendations from the Mayor's Task Force on Industrial Lands.

9. 1616 W Bertona St

The applicant is requesting to amend the Ballard-Interbay-Northend Manufacturing Industrial Center boundary to remove one block and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

The Commission recommended this map change for the 2016-2017 docket. Consistent with the Commission's decision last year to docket amendments pertaining to industrial lands, the Commission is again recommending this amendment for docketing, acknowledging the forthcoming recommendations from the Mayor's Task Force on Industrial Lands.

10. Whole Foods

The applicant is requesting to amend the Ballard-Interbay-Northend Manufacturing Industrial Center to remove property located at 1819-1893 15th Avenue West and 1855-2033 15th Avenue West and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

Consistent with the Commission's decision last year to docket amendments pertaining to industrial lands, the Commission is recommending this amendment for docketing, acknowledging the forthcoming recommendations from the Mayor's Task Force on Industrial Lands.

12. Pier One

The applicant is requesting to amend the Greater Duwamish Manufacturing Industrial Center to remove the Pier One property, located at 2130 Harbor Avenue SW, and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

The Commission recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

(The Planning Commission held a vote to determine whether the Pier One amendment should move forward to the docket for further analysis. The vote was eight Commissioners in favor, one opposed, and one abstention.)

20. Seattle Pacific University

The applicant is requesting to amend the Ballard-Interbay-Northend Manufacturing Industrial Center and amend policies and the Seattle Municipal Code to allow for expansion of the Major Institution use onto industrial lands outside of the BINMIC and south of the ship canal.

Consistent with the Commission’s decision last year to docket amendments pertaining to industrial lands, the Commission is recommending this amendment for docketing, acknowledging the forthcoming recommendations from the Mayor’s Task Force on Industrial Lands.

Text Amendments

4. Parking Along the Boundaries of Urban Centers and Villages

The applicant is proposing to amend land use policies to reduce the spillover of parking from urban centers and villages into the surrounding community.

The Commission recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

5. Definition of Concurrency

The applicant is proposing to amend the Glossary to add a definition of “Concurrency”.

The Commission recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

6. Parking and Affordable Housing

The applicant is proposing to amend Land Use Goal 6 to state that increasing affordable housing is a goal in setting parking requirements, rather than lowering construction costs, as currently stated.

The Commission recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

11. Family Housing

The applicant is proposing to amend the Land Use Element to add a new policy encouraging affordable housing designed for larger families in low-density multi-family areas.

The Commission recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

13. Yards and Trees

The applicant is proposing to amend policies in the Land Use Element to allow for yards and trees in multifamily areas.

The Commission recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

15. Discouraging Residential 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 recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

16. 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 recommends this proposal for docketing. The proposal meets the criteria and as such warrants further study.

The Planning Commission recommends the following amendment proposals not move forward to the docket for further analysis:

Future Land Use Map Amendments

1. Wallingford Residential Urban Village

The applicant is requesting to amend the boundaries of the Wallingford Residential Urban Village to remove single-family zoned properties from the urban village.

The Commission does not recommend this proposal for the docket citing criteria C3. This proposal is not consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy.

2. West Seattle Junction Hub Urban Village

The applicant is requesting to amend the boundaries of the West Seattle Junction Hub Urban Village to remove single-family zoned properties from the urban village.

The Commission does not recommend this proposal for the docket citing criteria C3 and A5. This proposal is not consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, and would be better addressed through the public process associated with City Council's review and consideration of the citywide Mandatory Housing Affordability regulations.

Text Amendments

3. Morgan Junction Residential Urban Village

The applicant is requesting to amend the Morgan Junction neighborhood plan policies so as to require formal community planning engagement as a pre-requisite for further amendments to neighborhood plan policies 13, 14 and 19.

The Commission does not recommend this proposal for the docket citing criteria A5. This proposal would be better addressed through the public process associated with City Council's review and consideration of the citywide Mandatory Housing Affordability regulations.

(The Planning Commission held a vote to determine whether the Morgan Junction Residential Urban Village amendment should move forward to the docket for further analysis. The vote was six opposed and four in favor. A subsequent vote was held to approve the rationale behind not docketing the amendment with seven Commissioners in favor and three opposed)

14. Growth Monitoring

The applicant is proposing to amend the Comprehensive Plan related to monitoring and responding to growth in urban centers and villages.

The Commission does not recommend this proposal for the docket citing criteria C4. This proposal has been previously considered and rejected by the City Council.

17. Skybridges, tramways and tunnels

The applicant is proposing to amend the Transportation Element to discourage pedestrian grade separations in all urban centers, not just the downtown.

The Commission does not recommend this proposal for the docket citing criteria C4. This proposal has been previously considered and rejected by the City Council.

18. Street Damage

The applicant is proposing to amend the Transportation Element related to impacts to roads and bridges from heavy vehicles.

The Commission does not recommend this proposal for the docket citing criteria C4. This proposal has been previously considered and rejected by the City Council.

19. Open and Participatory Government

The applicant is requesting to add an Open and Participatory Government Element to the Comprehensive Plan.

The Commission does not recommend this proposal for the docket citing criteria C4. This proposal has been previously considered and rejected by the City Council.

We appreciate the opportunity to review amendments for docket setting and provide our recommendations. If you have any further questions please call either myself or Vanessa Murdock, Seattle Planning Commission Executive Director at (206) 733-9271.

Sincerely,



Grace Kim, Chair
Seattle Planning Commission

cc:

Mayor Edward Murray

Seattle City Councilmembers

Sam Assefa, David Driskell, Tom Hauger, Kristian Kofoed; Office of Planning and Community Development

Lish Whitson, Eric McConaghy, Ketil Freeman; Council Central Staff

SEATTLE PLANNING COMMISSION RECORD OF DISCLOSURES & RECUSALS:
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None

ATTACHMENT A

City of Seattle Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

- A. 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 the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 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 neighborhood planning.
- B. The amendment is legal under state and local law.
- 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 Municipal Code, and to conduct sufficient analysis and public review;
 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; and
 4. The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.



Seattle
**Office of Planning &
Community Development**

Edward B. Murray, Mayor | Samuel Assefa, Director

600 4th Ave, Floor 5
P.O. Box 94788
Seattle, WA 98124-7088

June 23, 2017

TO: Councilmember Rob Johnson, Chair, PLUZ Committee
FROM: Samuel Assefa, Director 
SUBJECT: Council Docketing Resolution for Comprehensive Plan Annual Amendments
2017-2018: OPCD Recommendations

OPCD staff have reviewed the suggestions for amending the Plan received this year, applied Council's docketing criteria from Resolution 31402, and make the following recommendations. (Numbers in parentheses correspond to numbers Council staff assigned to each proposal.)

A. Recommended for Docketing

AMENDMENTS PROPOSING FUTURE LAND USE MAP (FLUM) CHANGES

- (1) Proposal: Amend the boundaries of the Wallingford Residential Urban Village to remove single-family zoned properties from the urban village.

Applicant: Wallingford Community Council

- (2) Proposal: Amend the boundaries of the West Seattle Junction Hub Urban Village to remove single-family zoned properties from the urban village.

Applicant: JuNO Land Use Committee

- (7) Proposal: Amend the FLUM to remove the Interbay Armory property from the Ballard-Interbay Northend Manufacturing Industrial Center (BINMIC) and designate it a "Commercial/Mixed-Use" area.

Applicants: Washington Army National Guard; Interbay Urban Investors

- (10) Proposal: Amend the FLUM to remove property located at 1819-1893 15th Avenue West and 1855-2033 15th Avenue West (Whole Foods) from the BINMIC and designate it "Mixed Use/Commercial."

Applicant: Ian Morrison

AMENDMENTS PROPOSING CHANGES TO COMPREHENSIVE PLAN GOALS/POLICIES

- (3) Proposal: Amend Morgan Junction neighborhood plan policies to reaffirm the importance of maintaining single family zoning in the urban village.

Applicant: Morgan Community Association

- (4) Proposal: Amend land use policies to reduce the spillover of parking from urban centers and villages into the surrounding community.

Applicant: City Neighborhood Council

- (11) Proposal: Amend the Land Use Element to add a new policy encouraging affordable housing designed for larger families in low density multifamily areas.

Applicant: Gregory Hill

- (5) Proposal: Amend the Glossary to add a definition of "Concurrency."

Applicant: Neighborhood Planning and Land Use Committee of the City Neighborhood Council

- (6) Proposal: Amend Land Use Goal 6 to state that increasing affordable housing is a goal in setting parking requirements, rather than lowering construction costs, as currently stated.

Applicant: Neighborhood Planning and Land Use Committee of the City Neighborhood Council, Wallingford Chamber of Commerce and Wallingford Community Council

- (13) Proposal: Amend policies in the Land Use Element to allow for yards and trees in multifamily areas.

Applicant: Chris Leman

- (15) Proposal: Amend the Land Use element to include a policy to discourage the demolition of residences and displacement of residents.

Applicant: Chris Leman

AMENDMENT PROPOSING CHANGES TO BOTH COMPREHENSIVE PLAN GOALS AND POLICIES AND TO THE FLUM

- (20) Proposal: Amend an existing Comprehensive Plan policy by adding the underlined language:

LU 10.28 Permit commercial uses in industrial areas to the extent that they reinforce the industrial character, permit major institution uses in industrial areas south of the Lake Washington Ship Canal and outside of the Ballard/Interbay Northend Manufacturing & Industrial Center, and limit specified non-industrial uses, including office and retail development, in order to preserve these areas for industrial development.

Proposed FLUM change (see map, page 5):

Remove from the BINMIC an area northwest of the Seattle Pacific University campus, shown on the attached map, and leave the FLUM designation as Industrial.

Applicant: Seattle Pacific University

B. Recommendations to not docket

- (12) Proposal: 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.

Applicant: Jimmy Blais

Reason for not docketing: This amendment has been proposed and rejected by the Council in multiple Comp Plan amendment cycles. In addition, the land use proposed by the applicant is already permitted by both the current FLUM designation and applicable zoning.

- (14) Proposal: Amend the Growth Strategy element to include a policy related to the monitoring of development activity in urban villages and a special review procedure in response to that monitoring.

Applicant: Chris Leman

Reason for not docketing: This amendment has been previously introduced and rejected.

- (17) Proposal: Amend the Transportation Element to adopt a new policy discouraging pedestrian grade separations, including skybridges, aerial trams and tunnels in urban centers and villages.

Applicant: Chris Leman

Reason for not docketing: This amendment has been previously introduced and rejected.

- (18) Proposal: Amend the Transportation Element to add a new policy to limit street and road damage caused by heavy vehicles.

Applicant: Chris Leman

Reason for not docketing: This amendment has been previously introduced and rejected.

- (19) Proposal: Add a new Element related to “Open and Participatory Government.”

Applicant: Chris Leman

Reason for not docketing: This amendment has been previously introduced and rejected.

- (16) Proposal: 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.

Applicant: Chris Leman

Reason for not docketing: Council’s docketing criterion A3 asks whether an amendment is better considered through changes to regulations. Procedures for reviewing rezone requests are considered regulations and are contained in the City’s Land Use Code, which would be a more appropriate venue for addressing this proposal.

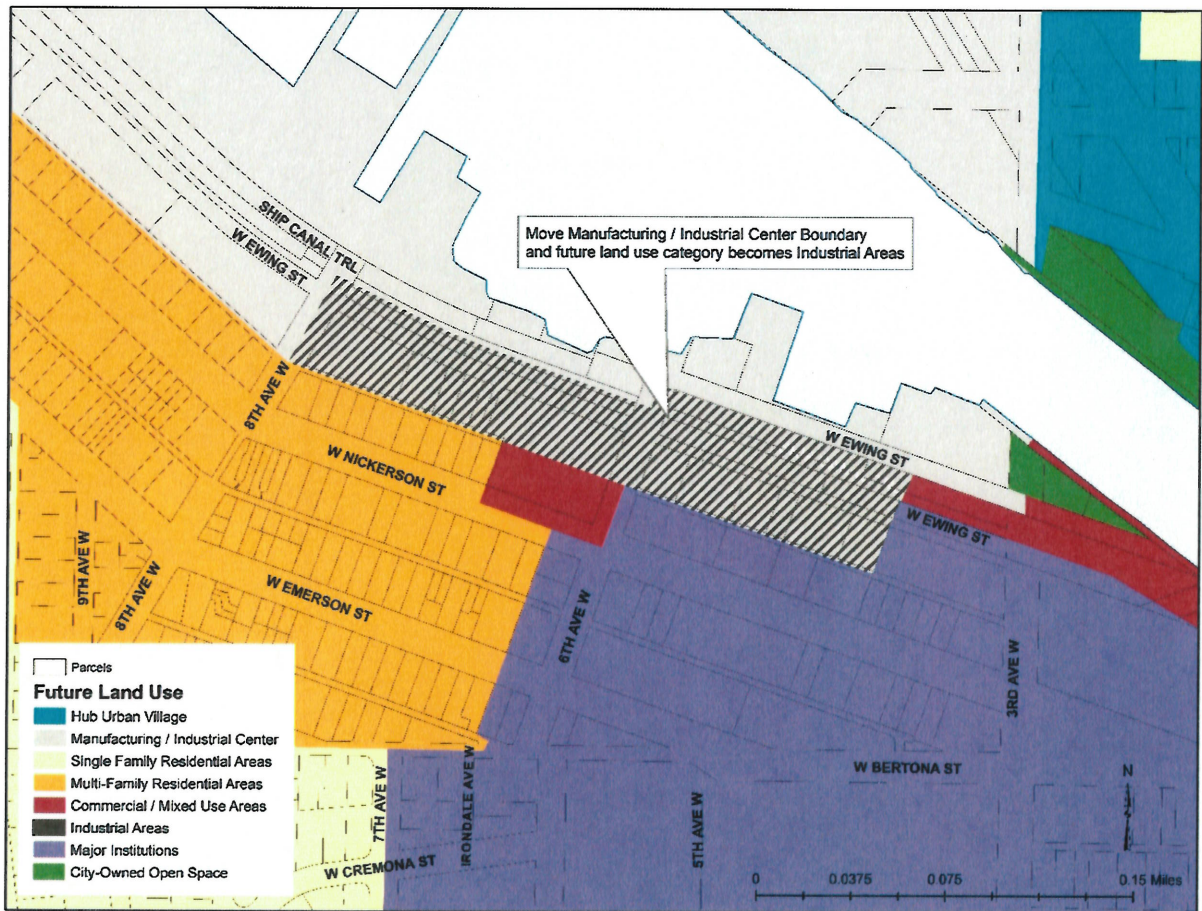
C. Recommended for Council’s continuing consideration: Amendment proposals from 2016-2017

(8), (9): Two amendments were proposed in 2016-2017 relating to parcels within the Ballard-Interbay North Manufacturing-Industrial Center (BINMIC). These same amendments have been proposed again. The applicant for 844 NW 48th Street requests to remove most of the block bounded by NW 49th Street, 8th Avenue NW, NW 48th Street and 9th Avenue NW from the BINMIC and designate it “Mixed Use/Commercial.” The applicant for 1616 W. Bertona requested Council to remove property at that address from the BINMIC and designate it “Mixed Use/Commercial.” (Maps showing the locations of these earlier proposals have been provided by Council staff.)

According to Council Resolution 31682, which docketed the Comp Plan amendments from 2016-2017 for further analysis, these two proposals were to be considered in the context of the Mayor’s Industrial Lands Advisory Panel. The Panel’s ultimate recommendations could

also bear on other industrial land-related FLUM amendments that OPCD is recommending for docketing in this cycle.

In addition, some potential amendments arising from the Housing Affordability and Livability Agenda (HALA) initiative are carried over from the previous amendment cycle to this cycle. These HALA amendments could include boundary expansions for some urban villages, as well as possible policy amendments.



City Council Docketing Criteria

The City Council considers a variety of criteria in determining whether a proposed Comprehensive Plan amendment will be placed on the amendment docket for a given year, including the following:

- A. 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 the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 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 neighborhood planning.
- B. The amendment is legal under state and local law.
- 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 Municipal Code, and to conduct sufficient analysis and public review;
 - 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; and
 - 4. The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.