

September 4, 2020

MEMORANDUM

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 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 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.

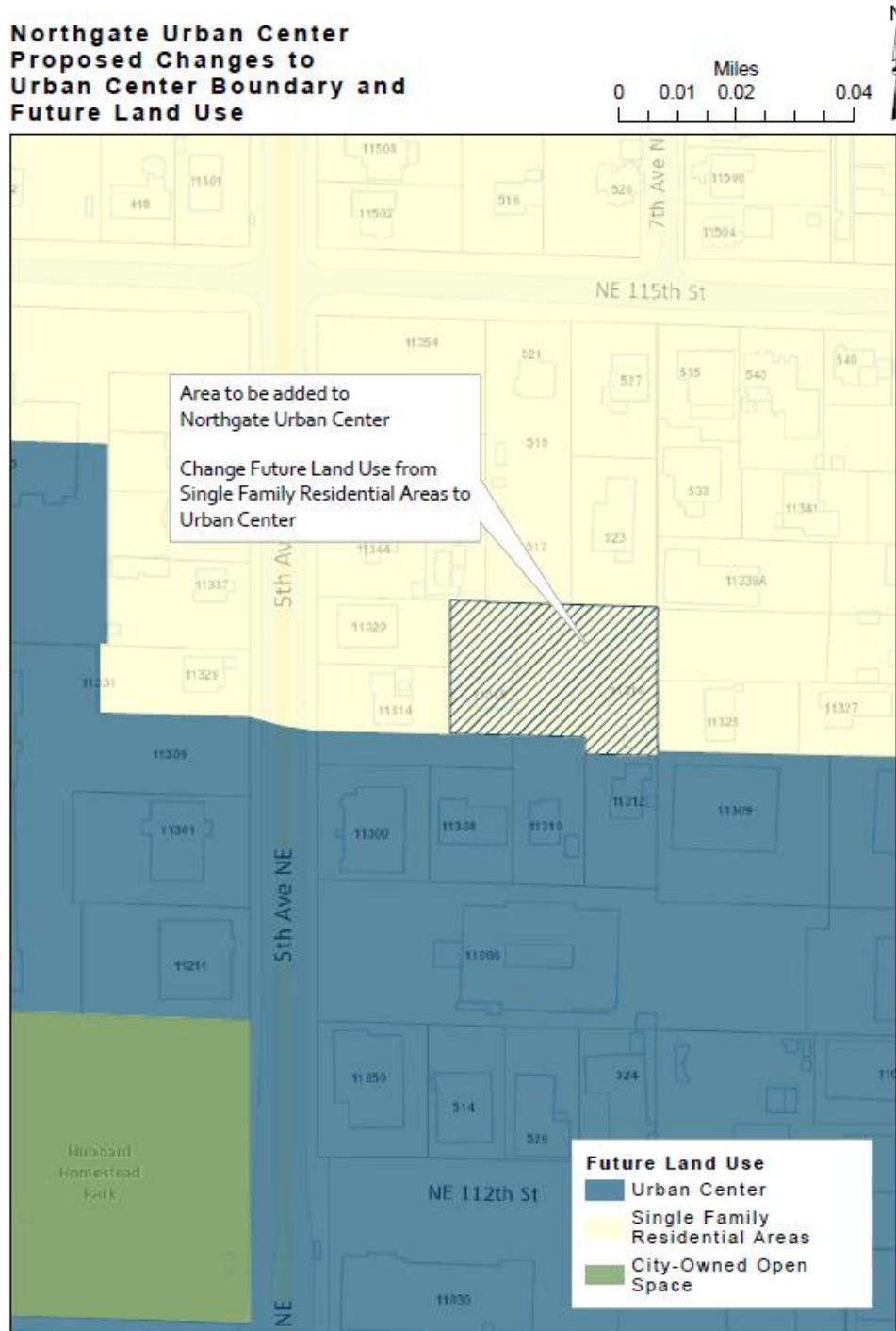
ACCESS TO AFFORDABLE, HEALTHY FOOD POLICIES

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

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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>

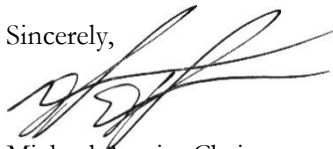
We understand the urgency for the development of the future 130th Street Station because it is on a light rail line that has not been built yet, but the irony of this reason only further amplifies the continued disinvestment in the communities of color around a future infill station at Graham Street. 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