



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Wednesday, July 27, 2022

2:00 PM

Public Hearing

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

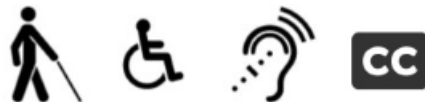
Dan Strauss, Chair
Tammy J. Morales, Vice-Chair
Teresa Mosqueda, Member
Sara Nelson, Member
Alex Pedersen, Member

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

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Public Hearing

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Hearing comments to address the Council. Details on how to provide Public Hearing comments are listed below:

Remote Public Hearing - Register online to speak during the Public Hearing period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Hearing period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Hearing - Register to speak on the Public Hearing sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Hearing period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at Dan.Strauss@seattle.gov

Please Note: Times listed are estimated

A. Call To Order**B. Approval of the Agenda****C. Public Comment****D. Items of Business****1. Comprehensive Plan Docketing**

Supporting
Documents:

[Central Staff Memo
Presentation](#)

Briefing and Public Hearing

Register online to speak at the Land Use Committee meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak at the Public Hearing during the Land Use Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Hearing during the meeting.

Speakers must be registered in order to be recognized by the Chair. If you are unable to attend the remote meeting, please submit written comments to Councilmember Strauss at Dan.Strauss@seattle.gov

Presenters: Vanessa Murdock, Rick Mohler, and Jamie Stroble, Seattle Planning Commission; Jim Holmes and Nick Welch, Office of Planning and Community Development; Lish Whitson, Council Central Staff

E. Adjournment



Legislation Text

File #: Inf 2093, **Version:** 1

Comprehensive Plan Docketing

July 22, 2022

MEMORANDUM

To: Land Use Committee
From: Eric McConaghy and Lish Whitson, Analysts
Subject: 2022-2023 Comprehensive Plan Docket

On Wednesday, July 27, the Land Use Committee (Committee) will hold a public hearing and discuss proposals to amend the [Seattle Comprehensive Plan](#). In May 2022, the Council received four proposals to amend the Comprehensive Plan from members of the public and one from Councilmember Morales. Those proposals are included in [Clerk File 322316](#).

The five proposals were forwarded to the Seattle Planning Commission (SPC) and Office of Planning and Community Development (OPCD) for consideration and recommendation. On July 15, 2022, the SPC transmitted its letter with recommendations on the proposals. On July 21, 2022, OPCD transmitted its recommendations.

This memo (1) provides background on the Comprehensive Plan docketing process, (2) explains the criteria Council uses to determine whether proposed amendments should be selected for consideration, (3) provides initial recommendations, discussion, and review of the applications in light of the criteria, and (4) identifies previously docketed amendments that may carry over into 2023. There are four attachments:

- Attachment 1 summarizes recommendations from the SPC, OPCD, and Central Staff;
- Attachment 2 is the SPC letter to the Council;
- Attachment 3 is the docketing memorandum from OPCD to the Council; and
- Attachment 4 is a draft of the docketing resolution

Following the July 27 Committee meeting, Central Staff will work with Chair Strauss to prepare a 2022-2023 Comprehensive Plan docket resolution for introduction. The Committee is currently scheduled to make a recommendation on that resolution at its September 14 meeting.

Background

Seattle 2035, Seattle's Comprehensive Plan, is the City's core policy document to guide the City's growth. Under the Washington State Growth Management Act, with a few limited exceptions,¹ 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 then develops a "docket" of amendments to be considered the following year.

¹ Those exceptions include the annual adoption of the City's Capital Improvement Program and the new adoption of a subarea plan.

The Comprehensive Plan is a foundational, long-term document that is intended to guide the City's growth over twenty years. Washington State law limits amendments to the plan and requires a deliberative public process to amend the plan. The City's criteria are intended to limit potential amendments to those that are legal, can be accommodated within the time available, and are generally consistent with the City's overall policies for growth. Larger shifts in policy direction are generally considered as part of a "major update" which State Law requires every eight years. The next major update must be adopted by the end of 2024.

Generally, the docketing process occurs in four steps:

1. Spring: Council issues a call for amendment proposals. Anyone can submit a proposal.
2. Summer: Council reviews amendment applications and establishes by resolution a docket of the amendments the Council will consider. This is commonly referred to as the "docket setting" resolution.
3. Fall: OPCD reviews the amendments and conducts environmental analysis, making a recommendation to the Council regarding which amendments should be made.
4. Winter: Council receives recommendations from the SPC and OPCD, considers the merits of proposed amendments, and acts on legislation amending the Comprehensive Plan.

Criteria for Annual Comprehensive Plan Docketing

The Council applies a variety of criteria in deciding whether to include a proposed amendment in the docket setting resolution. A decision to include a proposed amendment in the resolution does not constitute Council approval of a proposed amendment. Rather, a decision to include a proposed amendment means that the Council has determined that the subject matter is appropriate for the Comprehensive Plan and consideration of the proposed amendment can be practically accomplished during the amendment cycle. Criteria applied by the Council included in [Resolution 31807](#) are as follows:

- A. The amendment is legal under state and local law.
- B. The amendment is appropriate for the Comprehensive Plan because:
 1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
 2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
 3. Its intent cannot be accomplished by a change in regulations alone;
 4. It is not better addressed as a budgetary or programmatic decision; and
 5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon within which the suggested amendment can be considered alongside other related issues.

- C. It is practical to consider the amendment because:
1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
 2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
 3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.
- D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.
- E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.
- F. The amendment is likely to make a material difference in a future City regulatory or funding decision.
- G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.

Discussion and Initial Recommendations

Attachment 1 summarizes the proposed amendments and the recommendations of the SPC, OPCD, and Central Staff. The amendment proposals are numbered in the same fashion as shown Clerk File 322316. SPC's, OPCD's, and Central Staff's recommendations are discussed briefly below.

Amendments better considered as part of another process (Criterion B5)

1. Application by Councilmember Tammy Morales to amend the Land Use element to allow for uses that serve residents' everyday needs within a quarter mile of their homes;
2. Application by TreePAC, Beacon Hill Council, Duwamish Valley Neighborhood Preservation Coalition for South Park and Georgetown, and Trees and People Coalition to provide a comprehensive strategy for an equitable urban forest canopy within all Seattle neighborhoods;

4. Application by Megan Kruse to amend the Transportation element to address Transportation Network Companies and delivery trucks; and
5. Application by Dave Moehring to amend the Future Land Use Map in Interbay and East Magnolia near the future Dravus light rail station.

Citing Criterion B5 of Resolution 31807, SPC, OPCD and Central Staff find that the amendment proposals numbered 1 and 2 in Clerk File 322316 should not be docketed for further study separate from other processes currently underway. All three recommend that the Executive analyze these two amendments as part of the next major Comprehensive Plan update, known as One Seattle.

OPCD and other City departments are currently engaged in the work of One Seattle. On July 14, OPCD briefed the Committee² on the scoping of the various alternatives that OPCD would analyze as part of the Draft Environmental Impact Statement for One Seattle. Amendment 1 would be best considered as part of these larger-scale changes to Seattle's future land use policy.

In addition, SPC, OPCD and Central Staff find that the City's ongoing work on new tree regulations is an appropriate venue to consider Amendment 2. Currently, Seattle Department of Construction and Inspections' (SDCI) State Environmental Protection Act (SEPA) determination of non-significance for the draft tree regulations ordinance is under appeal to the Seattle Office of the Hearing Examiner. The Council rejected docketing of a proposal similar to Amendment 2 as part of the docketing process in 2020 via [Resolution 31970](#) (Criterion D).

SPC and Central Staff recommend considering Amendment 4 as part of the development of the City's [Transportation Master Plan](#). The Council rejected docketing a similar proposal via [Resolution 31896](#) in 2019.

Amendment 5 seems mostly to advocate for zoning changes in the Interbay and East Magnolia near the future Dravus light rail station, not FLUM changes. OPCD has published a [Draft Environmental Impact Statement](#) on potential changes to the industrial zones in this area, and SPC, OPCD and Central Staff find that the proposed changes included in Amendment 5 are best addressed through another process. SPC and Central Staff point to the ongoing work on the Maritime Industrial Strategy and planned station area planning for West Seattle and Ballard Link extensions for Sound Transit Light Rail and OPCD anticipates considering changes such as those proposed in Amendment 5 in station area planning after a record of decision by Sound Transit to determine where stations will be located.

² Video of the meeting available at: <https://www.seattlechannel.org/mayor-and-council/city-council/2022-2023-land-use?videoid=x139064>. Time mark 44:30.

Amendment Not Recommended for Consideration

SPC and Central Staff do not recommend study of Amendment 3, the application by Michael and Megan Bassage-Glock to amend the FLUM at 4822 S Holly Street from Neighborhood Residential to Multifamily. Per Criterion G, the proposal to change the FLUM boundary adjacent to the property is not necessary: the property is less than a block in size and is adjacent to parcels designated Multifamily on the current FLUM. The applicants would not need a change to the FLUM in order to pursue changes in zoning for the property.

Previously docketed items that may continue into 2023

Council has previously docketed Comprehensive Plan amendments for consideration for which the Executive has not yet made recommendations. Central Staff recommends that Council include direction to Executive departments in this year's docket resolution to include the unfinished items as part of the analysis of One Seattle, unless the Executive completes review and makes recommendations to Council on these items in advance of the completion of the One Seattle update:

South Park

Assess whether the South Park neighborhood meets the criteria for urban village designation and provide a report to Council as described in Resolutions 32010, 31870, 31896 and 31970.

N. 130th Street and I-5

Specific to the area surrounding the future light rail station at North 130th Street and Interstate 5, along with other City departments, complete community-based planning and provide a proposal to establish an urban village as described in Resolutions 32010 and 31970.

Fossil Fuels and Public Health

In consultation with the Seattle Department of Construction and Inspections, the Office of Sustainability and Environment, and the Environmental Justice Committee, draft, evaluate, undertake environmental review and provide recommendations for potential amendments to the Environment, Land Use, or Utilities elements of the Comprehensive Plan that would clarify the City's intent to protect the public health and meet its climate goals by limiting fossil fuel production and storage as described in Resolutions 32010, 31896, and 31970.

Maritime and Industrial Policies

Analyze and make recommendations for changes to the Comprehensive Plan to implement the recommendations of the Mayor's Maritime and Industrial Stakeholder Committee as described in the Industrial and Maritime Strategy Council Recommendations of June 2021. OPCD is currently conducting environmental review of these amendments. OPCD anticipates transmitting amendment legislation in 2023, allowing for time to complete environmental review and any subsequent appeals.

Neighborhood Connections Across Highways

Analyze and make recommendations for changes to the Comprehensive Plan to support the use of lands across highways to restore disconnected neighborhoods, expand neighborhoods, and open up hundreds of acres of buildable land for housing and parks, to create safer, healthier and more vibrant neighborhoods as described in Resolution 32010. OPCD has drafted legislation to accomplish this amendment and published a SEPA Determination of Non-Significance. The comment period on the determination ends on August 1, 2022 after which OPCD could transmit the proposed ordinance to Council for consideration and possible action in 2022.

Impact Fee Amendments

In conjunction with the Seattle Department of Transportation's (SDOT's) Seattle Transportation Plan, consider potential amendments to the Comprehensive Plan necessary to support implementation of an impact fee program for public streets, roads, and other transportation improvements. This impact fee work may include amendments to update or replace level-of-service standards or to add impact fee project lists in the Capital Facilities Element and amendments to other elements or maps in the Comprehensive Plan, as appropriate. In addition, consider impact fee amendments related to publicly owned parks, open space, and recreation facilities, and school facilities as discussed in Resolutions 32010, 31762, and 31970.

Next Steps

Following the July 27 Committee meeting, Central Staff will finalize (OR draft) the docketing resolution based on the Committee's direction for introduction and referral to the Committee for discussion and possible vote on September 14.

Attachments:

1. Summary of Recommendations on Proposed Comprehensive Plan Amendments
2. Letter from the Seattle Planning Commission to the Council
3. Letter from the Office of Planning and Community Development
4. Draft Docketing Resolution

cc: Esther Handy, Director
Aly Pennucci, Deputy Director
Yolanda Ho, Lead Analyst

Summary of Recommendations on Proposed Comprehensive Plan Amendments

#	Amendment Proposal	Short Description	Proposer	Recommendation		
				Seattle Planning Commission (SPC)	Office of Planning & Community Development (OPCD)	Central Staff
Amendments proposed for the 2022-2023 Cycle (numbered consistent with list in Clerk File 322316)						
1	Essential Daily Needs	Amend the land use element to allow for uses that serve residents’ everyday needs within a quarter mile of their homes	Councilmember Morales	Do not docket	Do not docket	Do not docket
2	Equitable Urban Forest Canopy	Provide a comprehensive strategy for an equitable urban forest canopy within all Seattle neighborhoods	TreePAC, Beacon Hill Council, Duwamish Valley Neighborhood Preservation Coalition for South Park and Georgetown, Trees and People Coalition	Do not docket	Do not docket	Do not docket
3	4822 S Holly Street	Amend the Future Land Use Map from Neighborhood Residential to Multifamily	Michael and Megan Bassage-Glock	Do not docket	Do not docket	Do not docket
4	Urban Freight Delivery	Amend the Transportation element to address Transportation Network Companies and delivery trucks	Megan Kruse	Do not docket	Do not docket	Do not docket
5	Interbay + East Magnolia	Amend the Future Land Use Map in Interbay and East Magnolia near the future Dravus light rail station	Dave Moehring	Do not docket	Do not docket	Do not docket



July 14, 2022

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

RE: 2022-2023 Comprehensive Plan Amendments

Dear Councilmember Strauss,

The Seattle Planning Commission is pleased to provide our comments and recommendations on which proposed 2022-2023 Comprehensive Plan amendments should be placed on the docket for further analysis. Our recommendations are offered as stewards of the Seattle Comprehensive Plan and based on the application of Council-adopted criteria, Guidelines for Amendment Selection, included in Resolution 31807 (Attachment A).

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

Future Land Use Map (FLUM) Amendments

3. 4822 South Holly Street

The applicant is proposing to amend the FLUM designation of this parcel from Neighborhood Residential to Multi-Family Residential. The Commission does not recommend this proposal for the docket citing criterion G, which states “an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as – or is compatible with – the proposed designation.” This parcel is in a Neighborhood Residential area and is less than a full block. All adjacent parcels are designated on the FLUM as Multi-Family Residential.

Text Amendments

1. Essential Daily Needs

Commissioners

Rick Mohler, *Co-Chair*
Jamie Stroble, *Co-Chair*
Mark Braseth
McCaella Daffern
Roque Deherrera
David Goldberg
Matt Hutchins
Patience Malaba
Austin Moreman
Radhika Nair
Alanna Peterson
Dhyana Quintanar
Julio Sanchez
Lauren Squires
Rose Lew Tsai-Le Whitson

Staff

Vanessa Murdock
Executive Director

Olivia Baker
Policy Analyst

John Hoey,
Senior Policy Analyst

Robin Magonegil
Administrative Analyst

The applicant is proposing to amend the Land Use Element to allow for uses that serve residents' everyday needs within a quarter mile of their homes. Although there is strong support among Planning Commissioners for the intent of this amendment, per the criteria for docketing proposed amendments for further study, Commissioners believe this proposal would be better addressed through another process (criterion B5), specifically the Major Update to the Comprehensive Plan currently underway. The Planning Commission have included a recommendation to study the benefits and impacts of essential daily needs policies in our forthcoming scoping comment letter on the Comprehensive Plan Major Update Environmental Impact Statement.

2. Equitable Urban Forest Canopy

This amendment would provide a comprehensive strategy for an equitable urban forest canopy within all Seattle neighborhoods. A similar application was submitted and not docketed during the 2020-2021 Comprehensive Plan amendment cycle. The Commission does not recommend this proposal for the docket citing criterion B5. This proposal would be better addressed through another process, specifically tree protection regulations and the Major Update to the Comprehensive Plan.

4. Urban Freight Delivery

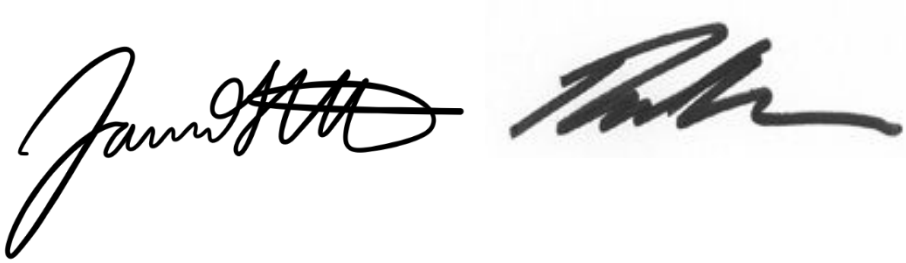
This amendment would amend the Transportation element to address Transportation Network Companies and delivery trucks. This application was submitted and not docketed during the 2019-2020 Comprehensive Plan amendment cycle. The applicant provided supplemental information to be considered for the 2022-2023 cycle. The Commission does not recommend this proposal for the docket citing criterion B5. This proposal would be better addressed through another process, specifically the Seattle Transportation Plan.

5. Interbay and East Magnolia

This proposed amendment would align future transit services to Interbay and East Magnolia anticipated between 2035 and 2040 with transit-oriented development, including mixed uses. The Commission does not recommend this proposal for the docket citing criterion B5. This proposal would be better addressed through another process, specifically the Industrial and Maritime Strategy and West Seattle and Ballard Link Extensions station area planning.

We appreciate the opportunity to review amendments for docket setting and provide our recommendations. If you have any questions, please do not hesitate to contact Vanessa Murdock, Seattle Planning Commission Executive Director, at vanessa.murdock@seattle.gov.

Sincerely,

Two handwritten signatures in black ink. The signature on the left is 'Jamie Stroble' and the signature on the right is 'Rick Mohler'.

Rick Mohler and Jamie Stroble, Co-Chairs
Seattle Planning Commission

cc: Mayor Bruce Harrell
Seattle City Councilmembers
Lish Whitson, Eric McConaghy; Council Central Staff
Rico Quirindongo, Michael Hubner; Office of Planning and Community Development

ATTACHMENT A

City of Seattle Criteria for Comprehensive Plan Amendment Selection (from Resolution 31807)

A. The amendment is legal under state and local law.

B. The amendment is appropriate for the Comprehensive Plan because:

1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
3. Its intent cannot be accomplished by a change in regulations alone;
4. It is not better addressed as a budgetary or programmatic decision; and
5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.

D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.

E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.

F. The amendment is likely to make a material difference in a future City regulatory or funding decision.

G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as – or is compatible with – the proposed designation.



Seattle
**Office of Planning &
Community Development**

Rico Quirindongo, Acting Director

Date: July 14, 2022
To: Council Member Dan Strauss
From: Rico Quirindongo
Subject: Council Docketing Resolution for Comprehensive Plan Annual Amendments for 2023: OPCD Recommendations

Background

This memo provides recommendations for applications to amend the City's Comprehensive Plan to include on the docket for Council consideration in 2023. OPCD has reviewed 4 proposals submitted by community members and one submitted by Council Member Morales for consistency with the criteria established by City Council Resolution 31807 and recommends that none of these amendments be docketed for consideration in 2023. As a separate consideration, work on the Industrial and Maritime Strategy, which resulted in Comprehensive Plan amendment recommendations that may be transmitted to Council for consideration in 2023 and thus should be included on the docket. In summary, OPCD recommends that one amendment topic be further analyzed and, pending that analysis, considered for possible adoption. This recommendation is to docket policy amendments that implement land use recommendations of the Industrial and Maritime Strategy stakeholder process for consideration in 2023 following completion of an Environmental Impact Statement in 2022.

Amendments Proposed by Council and Community

Under the state Growth Management Act (GMA), the City may amend its Comprehensive Plan up to once each year. Council Resolution 31807 establishes a schedule and criteria for docketing proposed amendments on an annual cycle for consideration by the City Council. On May 15, 2022, the application period closed for community members to submit proposals to amend the Plan in 2023. Four amendments were proposed by the community and one by Councilmember Morales. OPCD has reviewed these proposals for consistency with the established criteria and is not recommending these amendments for docketing.

Not Recommended for Docketing

OPCD recommends the following Comprehensive Plan amendment proposals not be docketed for 2023:

1. Equitable Urban Forest Canopy
Applicant: TreePAC, Beacon Hill Council, Duwamish Valley Neighborhood Preservation Coalition for Park and Georgetown, Trees and People Coalition

This community proposal would amend the Comprehensive Plan to provide a comprehensive strategy for an equitable urban forest canopy within all Seattle neighborhoods. Based on criteria B5 and D in CR 31807, OPCD does not recommend docketing this year.

The proposed amendment is substantially the same as an amendment submitted in prior years. OPCD recommends that the changes requested in this proposal are better addressed through the major update of the Comprehensive Plan in 2024, including consideration of other potential policies identified in the draft Urban Forestry Master Plan.

2. 422 S. Holly Street Future Land Use Map Amendment
Applicant: Michael and Megan Bassage-Glock

This community proposal would amend the Future Land Use Map designation of the property located at 4822 S. Holly Street, Seattle WA from Neighborhood Residential to Multifamily. Based on criterion G in CR 31807, OPCD does not recommend docketing this year.

The size of the area subject to the FLUM change is less than the minimum threshold of one block. Additionally, a FLUM change might not be necessary as it is adjacent to land currently zoned LR3, which could support a rezone request without amending the Comprehensive Plan.

3. Urban Freight Delivery
Applicant: Megan Kruse

This community proposal would amend the Transportation element to address transportation network companies and delivery trucks. Based on criterion B5 in CR 31807, OPCD does not recommend docketing this year.

OPCD recommends that the changes called for in the proposed amendment would better be address through the update process. In the amendment application, the proponent acknowledges that the amendment was previously submitted and not docketed because it is more appropriate for consideration in the 2024 major update to the Comprehensive plan.

4. Interbay and East Magnolia Future Land Use Map
Applicant: Dave Moehring

This community proposal would amend the Future Land Use Map to redesignate lands in east Magnolia and in the Interbay corridor to allow for dense residential and commercial development near the future Dravus light rail station. Based on criterion B5 in CR 31807, OPCD does not recommend docketing this year.

OPCD recommends against docketing this item because it is more appropriate for consideration through an anticipated station area planning process that OPCD will undertake following a record of decision by Sound Transit to determine where stations will be located.

5. Essential Daily Needs
Applicant: Councilmember Morales

The proposal, which was introduced by Councilmember Morales, is intended to increase support in Comprehensive Plan policies for meeting residents' every day needs near their homes by 1)

expanding the non-residential uses allowed in residential zones that are more than a quarter mile from existing commercial zones and 2) allowing nonconforming uses to reopen when they would provide essential goods and services to the surrounding community. Based on criteria B5, C1, and C2 in CR 31807, OPCD does not recommend docketing this year.

The level of analysis and environmental review for an amendment of this scope is unlikely to be completed in time to be considered in 2023. The concepts contained in Councilmember Morales' proposal would be more efficiently and comprehensively addressed as part of the Comprehensive Plan major update and environmental review process. The update will study options in the City's growth strategy and land use policies to foster "15-minute neighborhoods" within which more residents in neighborhoods across the city can meet their essential daily needs. In addition to allowing more non-residential uses in existing residential areas, as proposed here, the update will also explore other complementary strategies, such as smaller mixed-use nodes, allowing more housing near existing services and amenities, and investing in transportation improvements. Public engagement will help to identify local community needs, with a focus on closing racial equity gaps in access to opportunity. Implementation would occur through adoption of the updated Plan and zoning regulations in 2024.

Amendments Proposed by the Executive and Recommended for Docketing

OPCD recommends docketing potential amendments related to ongoing work to implement the Industrial and Maritime Strategy. In 2019 a citywide stakeholder group and four subarea stakeholder groups were convened to work with Offices of Economic Development, Planning and Community Development, Sustainability and Environment, and the Seattle Department of Transportation in developing an Industrial and Maritime Strategy. Approved by the stakeholders in May of 2021, this strategy is broad in scope and encompasses workforce training, transportation investments, public safety, environmental, and land use policies with the goal of creating accessible living wage jobs. Among the stakeholder recommendations are four land use strategies that require Comprehensive Plan amendments as part of their implementation. Following completion of an EIS and resolution of any subsequent appeals, OPCD anticipates transmitting these amendments in 2023. The new or revised Comprehensive Plan policies include:

- Policies that establish new industrial zones including the Maritime, Manufacturing, and Logistics zone, the Industry and Innovation zone, and the Urban Industrial zone. These amendments include zone intent and locational criteria.
- A policy that limits changes to Manufacturing and Industrial Center boundaries to occur only as part of major updates of the Comprehensive Plan. This is one of several proposals to strengthen protections for industrial land.
- A policy that establishes the City's intent to partner with the State of Washington to conduct a master planning process for future redevelopment of the WOSCA (Washington Oregon Shippers Cooperative Association) site in SODO and the Washington National Guard Armory site in Interbay.

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION related to proposed Comprehensive Plan amendments proposed to be considered for possible adoption in 2023 and requesting that the Office of Planning and Community Development and the Seattle Department of Transportation consider the proposed amendments as part of the development of the One Seattle update to the Comprehensive Plan and the Seattle Transportation Plan.

..body

WHEREAS, under the Washington State Growth Management Act, chapter 36.70A RCW, The

City of Seattle (“City”) is required to have a comprehensive land use plan

(“Comprehensive Plan”) and to review that plan on a regular schedule; and

WHEREAS, except in limited circumstances, the Growth Management Act allows the City to

amend the Comprehensive Plan only once a year; and

WHEREAS, the City adopted a Comprehensive Plan through Ordinance 117221 in 1994, and

most recently adopted amendments to its Comprehensive Plan in October 2021 through

Ordinance 126457;

WHEREAS, Resolution 31807 prescribes the procedures and criteria by which proposals for

amendments to the Comprehensive Plan are solicited from the public and selected for

analysis and possible adoption, a process known as setting the Comprehensive Plan

docket; and

WHEREAS, the Growth Management Act requires the City to update the Comprehensive Plan

by December 31, 2024 and every ten years thereafter; and

WHEREAS, the Office of Planning and Community Development is currently at work on its

One Seattle Plan major update to the Comprehensive Plan in coordination with the

Seattle Department of Transportation, which is developing a new Seattle Transportation

Plan;

WHEREAS, the City Council has reviewed the amendment proposals submitted as part of the 2022-2023 docketing process and has determined that the submitted amendment proposals are generally better addressed through the One Seattle Update to the Comprehensive Plan or through other ongoing planning processes; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. Comprehensive Plan amendments to be considered as part of the One Seattle Update to the Comprehensive Plan.

A. The City Council (“Council”) requests that the Office of Planning and Community Development (“OPCD”) consider the following amendments proposed as part of the One Seattle Comprehensive Plan update. The full texts of the proposals are contained in Clerk File 322316:

1. Essential Daily Needs. Application to amend the land use element to allow for uses that serve residents’ essential daily needs within a quarter mile of their homes, and

2. Equitable Urban Forest Canopy. Application to provide a comprehensive strategy for an equitable urban forest canopy within all Seattle neighborhoods.

B. The Council requests that OPCD also consider the following amendments previously docketed under Resolution 32010 as part of the One Seattle Comprehensive Plan update, if it has not submitted a separate recommendation to the City Council in advance of its completion of the work on the update:

1. South Park. Assess whether the South Park neighborhood meets the criteria for urban village designation and provide a report to Council as described in Resolutions 32010, 31870, 31896 and 31970.

2. N. 130th Street and I-5. Specific to the area surrounding the future light rail station at North 130th Street and Interstate 5, along with other City departments, complete

1 community-based planning and provide a proposal to establish an urban village as described in
2 Resolutions 32010 and 31970.

3 3. Fossil fuels and public health. In consultation with the Seattle Department of
4 Construction and Inspections, the Office of Sustainability, and the Environmental Justice
5 Committee, draft, evaluate, undertake environmental review and provide recommendations for
6 potential amendments to the Environment, Land Use, or Utilities elements of the Comprehensive
7 Plan that would clarify the City's intent to protect the public health and meet its climate goals by
8 limiting fossil fuel production and storage as described in Resolutions 32010, 31896, and 31970.

9 4. Maritime and Industrial Policies. Analyze and make recommendations for
10 changes to the Comprehensive Plan to implement the recommendations of the Mayor's Maritime
11 and Industrial Stakeholder Committee as described in the Industrial and Maritime Strategy
12 Council Recommendations of June 2021.

13 5. Neighborhood connections across highways. Analyze and make
14 recommendations for changes to the Comprehensive Plan to support the use of lids across
15 highways to restore disconnected neighborhoods, expand neighborhoods, and open up hundreds
16 of acres of buildable land for housing and parks, to create safer, healthier and more vibrant
17 neighborhoods as described in Resolution 32010.

18 6. Impact fee amendments. In conjunction with the Seattle Department of
19 Transportation's (SDOT's) Seattle Transportation Plan, consider potential amendments to the
20 Comprehensive Plan necessary to support implementation of an impact fee program for public
21 streets, roads, and other transportation improvements. This impact fee work may include
22 amendments to update or replace level-of-service standards or to add impact fee project lists in
23 the Capital Facilities Element and amendments to other elements or maps in the Comprehensive

1 Plan, as appropriate. In addition, consider impact fee amendments related to publicly owned
2 parks, open space, and recreation facilities, and school facilities as discussed in Resolutions
3 32010, 31762, and 31970.

4 Section 2. Proposals to be considered as part of the development of the Seattle
5 Transportation Plan. The City Council requests that SDOT consider the following
6 Comprehensive Plan amendment proposals as they develop the Seattle Transportation Plan:

7 A. Florentia Street. Application to remove the arterial classification from Florentia Street
8 and West Florentia Street in the Queen Anne neighborhood, as described in Resolution 32010;
9 and

10 B. Urban Freight Delivery. Application to develop strategies to accommodate urban
11 freight deliveries as contained in Clerk File 322316.

12 Section 3. Request for review and recommendations.

13 A. The Council requests that OPCD incorporate the amendments described and listed in
14 section 1 of this resolution as part of its public and environmental reviews of the One Seattle
15 major update to the Comprehensive Plan; and present its analyses and the Mayor's
16 recommendations to the Seattle Planning Commission and to the Council as part of that planning
17 effort.

18 B. The Council requests that SDOT incorporate the amendments described and listed in
19 section 2 of this resolution as part of its public and environmental reviews of the One Seattle
20 major update of the Comprehensive Plan; and present its analyses and the Mayor's
21 recommendations to the Seattle Planning Commission and to the Council as part of that planning
22 effort.

1 Section 4. Comprehensive Plan amendments that will not be considered. The Council
2 rejects the following proposed amendments, the full texts of which proposals are contained in
3 Clerk File 322316.

4 A. Application to amend the Future Land Use Map (“FLUM”) from Neighborhood
5 Residential to Multifamily for the property addressed as 4822 S Holly St.

6 B. Application to amend the FLUM in Interbay and East Magnolia near the future Dravus
7 light rail station.
8

Adopted by the City Council the _____ day of _____, 2022,
and signed by me in open session in authentication of its adoption this _____ day of
_____, 2022.

President _____ of the City Council

Filed by me this _____ day of _____, 2022.

_____, City Clerk

(Seal)

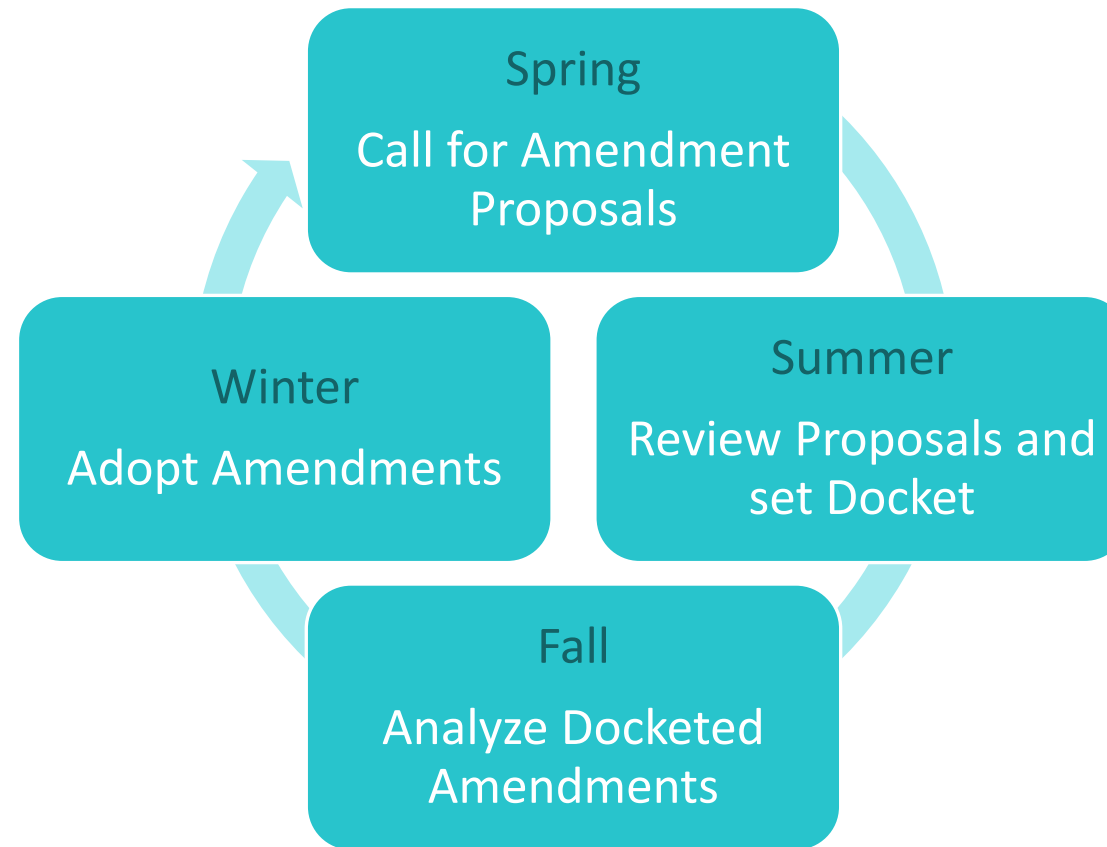


SEATTLE CITY COUNCIL
CENTRAL STAFF

Comprehensive Plan Proposals for 2022-2023

ERIC MCCONAGHY AND LISH WHITSON, ANALYSTS
LAND USE COMMITTEE
JULY 27, 2022

Annual Docket Process – Resolution 31807



Docketing Criteria – Resolution 31807

- A. The amendment is **legal** under state and local law.
- B. The amendment is **appropriate** for the Comprehensive Plan because:
 - 1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
 - 2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
 - 3. Its intent cannot be accomplished by a change in regulations alone;
 - 4. It is not better addressed as a budgetary or programmatic decision; and
 - 5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

Docketing Criteria (cont.)

- C. It is **practical** to consider the amendment because:
 - 1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
 - 2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
 - 3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.
- D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.

Docketing Criteria (cont.)

- D. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of **community support** for the amendment.
- E. The amendment is likely to **make a material difference** in a future City regulatory or funding decision.
- F. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.

2022 Proposed Amendment 1: Essential Daily Needs

Defines “essential daily needs” including:

- commercial or non-profit groceries
- fresh healthy food merchants
- childcare
- health services,
- home goods, and
- cultural anchors.

Provides for uses meeting daily needs in residential areas that are more than ¼ mile from services

Councilmember Morales

2022 Proposed Amendment 2: Equitable Urban Forest

1. Maximize retention of existing significant and exceptional trees
2. No net loss of tree canopy
3. Increase canopy in underserved areas

*TreePAC, Beacon Hill Council, Duwamish Valley Neighborhood Preservation Coalition South
Park/Georgetown, Trees and People Coalition*

2022 Proposed Amendment 3: S Holly Street

Amend the Future Land Use Map to change 4822 S Holly St from Neighborhood Residential to Multifamily

Parcel Number: 1105000375

Michael and Megan Bassage-Glock



2022 Proposed Amendment 4: Urban Freight Delivery

Amend the Transportation element to address Transportation Network Companies and delivery trucks.

Megan Kruse

2022 Proposed Amendment 5: Interbay + East Magnolia

Amend the Future Land Use Map
in Interbay and east Magnolia

David Moehring



2022 Proposed Amendment 5 (cont.)

Amend the Future Land Use Map in Interbay and east Magnolia.

David Moehring



2022 Proposed Amendment 5 (cont.)

Amend the Future Land Use Map in Interbay and east Magnolia.

David Moehring



2022 Proposed Amendment 5 (cont.)

Amend the Future Land Use Map in Interbay and east Magnolia.

David Moehring



Previously Docketed Items

- Florentia Street
- South Park Urban Village
- 130th Street and I-5
- Fossil fuels and public health
- Maritime and industrial policies
- Neighborhood connections across highways
- Impact fees

Questions?