

July 31, 2017

MEMORANDUM

To: Planning, Land Use and Zoning Committee
From: Lish Whitson and Eric McConaghy, Seattle City Council Central Staff
Subject: Amendments to Resolution 31762: Comprehensive Plan amendments for consideration in 2018

On August 1, the Planning, Land Use and Zoning (PLUZ) Committee will discuss changes to [Resolution 31762](#), which sets the docket of Comprehensive Plan amendment recommendations to be considered in 2018. These amendments have been received from individuals and organizations as part of the City's annual Comprehensive Plan amendment process. Each year, the Council reviews requests for amendments based on criteria contained in [Resolution 31402](#). More information about this process and the proposed amendments was provided in the [memo](#) we prepared for the July 24th public hearing. Attached to this memo are two proposed changes to the Resolution for Committee consideration.

The following amendments to Resolution 31762 are proposed by Councilmember Herbold:

1. The first amendment would docket changes to the Morgan Junction Neighborhood Plan. The proposal would add language to three policies to require formal community planning engagement as a pre-requisite for further amendments to these policies. The amendment would also add language requesting that the Executive undertake a targeted outreach program for each community where an urban village or neighborhood plan is proposed. Finally, the amendment would ask the Director of OPCD to present a detailed work program to work with communities to update neighborhood plans where neighborhood plans or urban village boundaries have been changed.
2. The second amendment would docket a policy related to monitoring growth in urban centers and villages. This proposal would reintroduce a set of policies that were removed in the Comprehensive Plan update that called for City consultation with the community when growth thresholds were met.

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

Amendment 1: Docket the Morgan Community Association’s proposed amendments to the Morgan Junction Neighborhood Plan and provide more direction regarding outreach related to amendments to neighborhood plans

At the July 24 public hearing on the docketing resolution, the Council heard a number of statements of concern regarding outreach to communities to discuss amendments to neighborhood plan policies. In particular, these concerns were voiced by the West Seattle Junction and Morgan Junction communities. The Morgan Community Association has submitted a set of proposed amendments to limit changes to three of the Morgan Junction before a community process occurs. This amendment would:

1. Clarify the Morgan Community Association’s proposal;
2. Docket the Morgan Community Association’s proposal;
3. Ask the Executive to undertake targeted outreach to communities where neighborhood plans and urban village boundaries are proposed to be amended and report on their response; and
4. Ask the Executive to present a work program for neighborhood plan updates for those communities whose neighborhood plans or urban village boundaries are proposed to be amended.

Double underlines indicate proposed new language or figures. ~~Double strikeouts~~ indicate language that would be removed from the Council Bill.

* * *

Section 2. Mandatory Housing Affordability amendments. The Council requests that the Executive provide recommendations for potential amendments to Comprehensive Plan policies and maps to facilitate the implementation of the Mandatory Housing Affordability Program (MHA) citywide, consistent with Resolution 31612, including amendments to the Growth Strategy, Land Use, Housing, Neighborhood Planning, or other elements or maps in the Plan, as appropriate. The potential amendments are further described in the memorandum dated July 10, 2017, from the Director of the Office of Planning and Community Development (OPCD), included as Attachment A to this resolution. The Council requests that the Executive do additional targeted outreach to every neighborhood where an amendment to a neighborhood plan or urban village boundary is identified either in Attachment A, or below. The Director’s Report

for any bill that would amend these plans or urban village boundaries should include feedback received from the effected communities and a detailed work program for a thorough review and update, including extensive community participation, of each neighborhood plan where changes are proposed to resolve conflicts between citywide comprehensive plan policies and the adopted neighborhood plans. The Executive should consider, analyze and provide recommendations on the following proposed amendments proposed by individuals and organizations in concert with the MHA amendments:

A. Amendments to Urban Village boundaries and Neighborhood Plans

1. Application to amend the boundaries of the Wallingford Residential Urban Village to remove single-family zoned properties from the urban village.

2. Application to amend the boundaries of the West Seattle Junction Hub Urban Village to remove single-family zoned properties from the urban village.

3. Application to amend policies MJ-P13, MJ-P14, and MJ-P19 to require formal community planning engagement as a pre-requisite for further amendments to these policies.

B. Amendments to the Land Use Element

~~3~~1. Application to amend the Land Use Element to add a new policy encouraging affordable housing designed for larger families in low density multi-family areas.

~~4~~2. Application to amend policies in the Land Use Element to allow for yards and trees in multifamily areas.

~~5~~3. Application to amend the Land Use Element to include a policy to discourage the demolition of residences and displacement of residents.

~~6~~4. Application to amend the Land Use Element to adopt policies related to establishing zone and rezone criteria to guide zoning decisions and ensuring that zoning

decisions are done with public notice, outreach, and inclusiveness with a regard for local conditions, community preferences, and neighborhood plans.

* * *

Section 6. Comprehensive Plan amendments that will not be considered in 2018. The Council rejects the following proposed amendments:

~~1.~~ ~~Application to amend Morgan Junction neighborhood plan policies to reaffirm the importance of maintaining single-family zoning in the urban village.~~

2.1. Application to amend the Future Land Use Map to remove Pier One, located at 2130 Harbor Avenue SW, from the Greater Duwamish Manufacturing/Industrial Center and designate it Mixed Use/Commercial.

3.2. Application to amend the Growth Strategy Element to include a policy related to the monitoring of development activity in urban villages and a special review procedure in response to that monitoring.

4.3. Application to amend the Transportation Element to adopt a new policy discouraging pedestrian grade separations, including skybridges, aerial trams, and tunnels, in urban centers and villages.

5.4. Application to amend the Transportation Element to add a new policy to limit street and road damage caused by heavy vehicles.

6.5. Application to add a new element related to “Open and Participatory Government.”

Amendment 2: Docket Chris Leman’s proposal related to monitoring of growth

This amendment would ask the executive to review and make recommendations regarding an amendment to add criteria related to

Double underlines indicate proposed new language or figures. ~~Double strikeouts~~ indicate language that would be removed from the Council Bill.

* * *

Section 1. Comprehensive Plan docket of amendments to be considered in 2018. The following amendments proposed by individuals or organizations should be reviewed by the Mayor and Council as possible amendments to the Comprehensive Plan. The full texts of the proposals are contained in Clerk File 320265.

1. Application by the City Neighborhood Council to amend land use policies to reduce the spillover of parking from urban centers and villages into the surrounding community.
2. Application by the Neighborhood Planning and Land Use Committee of the City Neighborhood Council to amend the Glossary to add a definition of “Concurrency.”
3. Application by the Neighborhood Planning and Land Use Committee of the City Neighborhood Council, Wallingford Chamber of Commerce, and Wallingford Community Council to amend Land Use Goal 6 to state that increasing affordable housing is a goal in setting parking requirements, rather than lowering construction costs, as currently stated.
4. Application by Chris Leman to amend the Growth Strategy Element to include a policy related to the monitoring of development activity in urban villages and a special review procedure in response to that monitoring.

* * *

Section 6. Comprehensive Plan amendments that will not be considered in 2018. The Council rejects the following proposed amendments:

1. Application to amend Morgan Junction neighborhood plan policies to reaffirm the importance of maintaining single-family zoning in the urban village.

2. Application to amend the Future Land Use Map to remove Pier One, located at 2130 Harbor Avenue SW, from the Greater Duwamish Manufacturing/Industrial Center and designate it Mixed Use/Commercial.

~~3. Application to amend the Growth Strategy Element to include a policy related to the monitoring of development activity in urban villages and a special review procedure in response to that monitoring.~~

~~4.3.~~ Application to amend the Transportation Element to adopt a new policy discouraging pedestrian grade separations, including skybridges, aerial trams, and tunnels, in urban centers and villages.

~~5.4.~~ Application to amend the Transportation Element to add a new policy to limit street and road damage caused by heavy vehicles.

~~6.5.~~ Application to add a new element related to “Open and Participatory Government.”