

# 2019-2020 Comprehensive Plan Amendment Recommendations

- Briefing on OPCD recommendations at April 9 meeting
- Draft letter presented by staff for discussion today
- Letter to be revised based on Commissioner comments
- Action on draft letter at May 14 meeting
- SPC recommendations to City Council Land Use and Neighborhoods Committee
- Committee discussion on May 27 (tentative)

# Overview of Draft SPC Letter

- Docketed Amendment Proposals Recommended for Adoption
  - FLUM Amendment: 4831 35th Ave SW
  - Text Amendment: Delridge Neighborhood Plan goals and policies
- Docketed Amendment Proposals Not Recommended for Adoption
  - FLUM Amendment: 11316 and 11318 5th Ave NE
- Docketed Amendments Not Analyzed by OPCD

# Proposed Amendment: 4831 35th Ave SW

## Planning Commission Recommendation: Adopt

- Proposed FLUM amendment would extend the boundaries of the West Seattle Junction Hub Urban Village to include the Providence Mount Saint Vincent property
- 9-acre parcel is one full block in size, immediately adjacent to the Hub Urban Village on its north and west boundaries
- Currently designated on the FLUM as Multi-Family Residential and zoned LR<sub>3</sub>(M); properties to the south and east are designated Single Family Residential

# **Proposed Amendment: 4831 35th Ave SW**

## **Planning Commission Recommendation: Adopt**

- Expanding the boundaries of the Hub Urban Village would add capacity for Providence to expand current uses on the property, including additional senior housing and a range of services to meet community needs
- Current mix of residential/social services and planned expansion of uses, in addition to location within a 10-minute walk of future light rail, are consistent with the Comprehensive Plan's goal of establishing compact mixed-use neighborhoods to accommodate future growth

# **Proposed Amendment: To amend the Delridge Neighborhood Plan goals and policies as recommended in the North Delridge Action Plan**

## **Planning Commission Recommendation: Adopt**

- Proposed Neighborhood Plan amendments incorporate the following community priorities:
  - 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

# **Proposed Amendment: To amend the Delridge Neighborhood Plan goals and policies as recommended in the North Delridge Action Plan**

## **Planning Commission Recommendation: Adopt**

- SPC was briefed on the North Delridge Action Plan and Neighborhood Plan amendments by OPCD in 2019
- Amendments were crafted incorporating data and input from a robust community engagement process over the past several years to respond to conditions that have changed since completion of the original Delridge Neighborhood Plan in 1999

## **Proposed Amendment: 11316 and 11318 5th Ave NE**

### **Planning Commission Recommendation: Do Not Adopt**

- Proposed FLUM amendment would extend the boundaries of the Northgate Urban Center to include two parcels immediately outside of the Urban Center boundary
- FLUM change would facilitate change from Single Family Residential to Multi-Family Residential use; applicant is proposing a rezone of the properties from SF7200 to LR1
- SPC agrees with OPCD recommendation that this proposal not be adopted at this time; inconsistent with Urban Center definition and criteria, small size of area affected

# **Proposed Amendment: 11316 and 11318 5th Ave NE**

## **Planning Commission Recommendation: Do Not Adopt**

- Northgate Urban Center is positioned as a tremendous opportunity for future growth with scheduled opening of the Northgate Link Light Rail Station in 2021
- City may consider expanding the criteria for an Urban Center from 0.5 miles to one mile of high capacity transit
- SPC 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

- Impact Fees
- Alternative Name for Single Family Zones
- Fossil Fuels and Public Health
- 130th Street Station Urban Village
- South Park Urban Village Designation

# Impact Fees

- SPC was briefed on a proposed transportation impact fees amendment in October 2018
- SEPA analysis of that proposed amendment was appealed to the Hearing Examiner; amendment is subject to ongoing City Council consideration
- The Commission will look forward to the opportunity to review this amendment if/when it moves forward

# Alternative Name for Single Family Zones

- City Council proposed an amendment that would recommend an alternative name for single family zones, such as Neighborhood Residential, and amend the Land Use Element to implement this change
- OPCD has stated this amendment is 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

# Alternative Name for Single Family Zones

- SPC has concerns about waiting until the 2024 Major Update to address an alternative name for single family zoning
- The name 'single family' zoning is not representative of the households that currently live in those zones
- Changing the name of the zoning earlier than the Major Update could inform the policy process considering alternatives to single family zoning
- SPC recommends moving the renaming effort forward sooner than the beginning of the Major Update

# Fossil Fuels and Public Health

- City Council has requested draft 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
- SPC is supportive of goals and policies to reduce the impacts of climate change; will look forward to the opportunity to review such amendments in the future

# 130th Street Station Urban Village

- Proposed amendment would establish an Urban Village around the planned 130th Street Link Light Rail Station
- OPCD is currently engaged in a 130th/145th Street community planning process; amendments could be considered in annual amendments or the Major Update
- SPC will look forward to the opportunity to provide input and feedback on any proposed Urban Village alternatives for the 130th Street Station area at the appropriate time

# South Park Urban Village Designation

- City Council proposed an amendment to assess how the South Park neighborhood meets the criteria for Urban Village designation
- OPCD has stated that Urban Village designation is more appropriately addressed as part of the Major Update
- SPC is supportive of a comprehensive review of the City's Urban Centers and Urban Villages, including analysis and consideration of any areas for such designation

# Questions and Discussion