

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT**

Project Name: 2020 annual Comprehensive Plan amendments

Applicant Name: City of Seattle - Office of Planning and Community Development

Address of Proposal: Delridge and the West Seattle Junction Hub Urban Village

SUMMARY OF PROPOSED ACTION

The Office of Planning and Community Development (OPCD) is forwarding to the City Council and Mayor proposed amendments to the Comprehensive Plan as part of the annual process to consider and act on amendments to the Comprehensive Plan. Two proposed amendments are being recommended to the City Council. One amendment expands the boundaries of the West Seattle Hub Urban Village to include the campus of Providence- St. Vincents. The second amendment amends the goals and policies of the Delridge Neighborhood Plan found in the Neighborhood Element of the Comprehensive Plan.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

Background

The annual Comprehensive Plan amendment process includes OPCD's review of proposed amendments that are submitted by the public and agencies. OPCD is advancing two amendment proposals for consideration to the City Council and Mayor. After proposed amendments are "docketed" by the City Council for evaluation by OPCD. OPCD then makes a recommendation on whether or not to adopt the proposed amendments (some are not recommended) and through its evaluative process has revised some of the amendments originally submitted by others; the amendments, as formulated and recommended by OPCD and sent for consideration to the City Council, are evaluated in this SEPA review.

The Proposal

Two proposed amendments are being forward to the City Council for consideration and are the subject of this SEPA review:

- 1) An amendment to the Comprehensive Plan Future Land Use Map expanding the West Seattle Junction Hub Urban Village to include an adjacent area developed with a mix of residential, health, and social services. The property is currently zoned LR3(M) and inclusion in the Hub Urban Village will change the designation on the FLUM from multi-family residential to Urban Village and will have the practical effect of increasing allowable height from 40 feet to 50 feet, and FAR (floor area ratio) from 1.8 to 2.3. These changes mean that future development may be slight greater than what could occur currently. At present, there is no proposal for development at this site, but future development is anticipated.
- 2) Amendments to the goals and policies of the Delridge Neighborhood Plan found in the Neighborhood Element of the Comprehensive Plan. The Delridge Neighborhood Plan was adopted in 1999 and incorporated into the Comprehensive Plan. In 2014, OPCD and the Department of Neighborhoods (DON) started working with community members to assess conditions that had changed since adoption of the 1999 Neighborhood Plan 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 Action Plan promotes several community priorities that are reflected in the Neighborhood Plan amendments including:

- 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

Public Comment

The proposed amendments require adoption into the Comprehensive Plan by the City Council. Public comment will be taken on the proposed amendments at a future City Council Public Hearing.

ANALYSIS - SEPA

A threshold determination is required for any proposal that meets the definition of “action” and is not categorically exempt. The proposal is legislation that would amend the City’s Comprehensive Plan, which is defined as a non-project action. This action is not categorically exempt (SMC 25.05.800).

The disclosure of the potential impacts from this proposal was made in an environmental checklist submitted by OPCD dated November 21, 2019. The information in the checklist, the Director’s Report and Recommendation, other information provided by the applicant, and the experience of the lead agency with review of similar regulations and proposals, form the basis for this analysis and decision.

The discussion below evaluates adverse (e.g., negative) impacts to identified elements of the environment that may arise due to the proposal, including their relative magnitude and potential significance of such identified impacts based on the proposal described above. However, some positive impact implications are mentioned as well to adequately represent the probable outcomes of the proposed amendments.

ELEMENTS OF THE ENVIRONMENT

Adoption of the recommended Comprehensive Plan amendments would result in no adverse short-term impacts because the adoption is a non-project action. The discussion below evaluates the potential long-term adverse environmental impacts that may result from future development that is likely to occur under the new FLUM designation and development regulations.

Natural Environment

Earth, Air, Water, Plants & Animals, Environmental Health

West Seattle Hub Urban Village Future Land Use Map Amendment

No significant adverse impact potential is identified. To the extent that future development occurs with denser commercial or mixed uses, additional traffic volumes and potential emissions from such uses would contribute slightly to air pollutant emissions in this vicinity, and additional land disturbance would occur during construction.

Delridge Neighborhood Plan Amendments

No significant adverse impact potential is identified. Several of the amended goals and policies support enhanced programming at parks and community centers that does not include development activity. Goals and policies related to restoration and protection of the Longfellow Creek Basin will not result in long-term impacts and will enhance environmental health.

Built Environment

Land Use, Height/Bulk/Scale, Housing, Aesthetics, Noise, Light/Glare, Historic Preservation, Energy, Public View Protection, Shadows on Open Spaces

West Seattle Hub Urban Village Future Land Use Map Amendment

This expansion of the West Seattle Hub Urban Village boundary and change to the land use designation will increase potential density of this site slightly. This property is currently zoned Low Rise 3 LR3(M) with a maximum height of 40 feet and a maximum floor-area-ratio (FAR) of 1.8 on the site. If the Hub Urban Village boundary were expanded to include the site any subsequent development would allow up to 50 feet in building height and an FAR of 2.3. This would increase the potential for adverse land use impacts related to height/bulk/scale and land use compatibility on the single-family zoned property immediately to the south of the site. However, the impact is not likely significant given the small size of the proposed boundary expansion and the relatively small change in intensity of development due to the proposal.

Delridge Neighborhood Plan Amendments

The proposed amendment to the goals and policies of the Delridge Neighborhood Plan found in the Neighborhood Element of the Comprehensive Plan is not expected to result in any significant adverse impact on the built environment. The policies included in this amendment do not change existing zoning regulations or design guidelines that would affect land use, height/bulk/scale, housing, aesthetics, noise, light/glare. The Delridge amendments also do not result in actions that would impact historic resources, public views or shadows on open space. The majority of the amendments address programming of parks facilities, expansion of trails, and creek preservation.

Transportation, Parking, Public Services/Facilities, Utilities

West Seattle Hub Urban Village Future Land Use Map Amendment

Given the limited increase in density that this amendment will permit, it has only a minor potential for generating adverse transportation, parking, utility and public service impacts. Future site-specific reviews, including SEPA reviews, would provide an opportunity to evaluate any improvements needed to fulfill typical street requirements or SEPA mitigation needs if future development is proposed.

Delridge Neighborhood Plan Amendments

There are no significant impacts to transportation, parking, public services/facilities, or utilities associated with the proposed amendments to the Goals and Policies of the Delridge Neighborhood Plan. Policies encouraging construction of more sidewalks, more multi-modal transportation facilities on Delridge Way SW, or open space improvements on unimproved rights-of-way may result in short term construction impacts. These projects would be subject to SEPA approval at the time they are proposed.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature:

Patrice Carroll

Office of Planning and Community Development

Date: