



City of Seattle

Seattle Planning Commission

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July 11, 2016

Honorable Councilmember Rob Johnson, Chair

Planning, Land Use, and Zoning Committee

via e-mail

RE: 2016/2017 Comprehensive Plan Amendments

Dear Councilmember Johnson,

The Seattle Planning Commission is pleased to provide our comments and recommendations on which proposed Comprehensive Plan amendments should be placed on the docket for further analysis. We outlined areas we suggest be considered as the review process moves forward. Our recommendations are based on our responsibility as stewards of the Seattle Comprehensive Plan and through the application of Council adopted criteria, Guidelines for Amendment Selection, included in Resolution 31402.

The Planning Commission recommends moving forward the following five amendment proposals for further analysis:

3. 844 NW 48th Street

The applicant is requesting to amend the Ballard-Interbay Northend Manufacturing Industrial Center Boundary to remove one block and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

The Commission recommends this map change for the docket. Although the proposal may be better addressed through the Mayor's Task Force on Industrial Lands and associated policies to be developed by that Task Force and considered by Council, the scope of this task force is unclear at this time.

4. 1616 W Bertona St

The applicant is requesting to amend the Ballard-Interbay Northend Manufacturing Industrial Center Boundary to remove one block and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

The Commission recommends this map change for the docket. Although the proposal may be better addressed through the Mayor's Task Force on Industrial Lands and associated policies to be developed by that Task Force and considered by Council, the scope of this task force is unclear at this time.

5. Seattle Chinatown/ International District Policies

The applicant is requesting to amend the Chinatown/International District Neighborhood Plan's cultural and economic vitality policies.

The Commission recommends this change to the neighborhood plan for the docket. The amendment is appropriate for the Comprehensive Plan and meets the docketing criteria. The proposal warrants further study and there is no other process underway to address it.

6. 1208 Eastlake Ave E

The applicant is requesting to amend the Eastlake Residential Urban Village and the South Lake Union Urban Center Boundaries and the Future Land Use Map from Industrial to Commercial/Mixed Use.

The Commission recommends this map change for the docket. Although the proposal may be better addressed through the Mayor's Task Force on Industrial Lands and associated policies to be developed by that Task Force and considered by Council, the scope of this task force is unclear at this time.

7. 1625 S Columbian Way

The applicant is requesting to amend the Future Land Use Map from Single Family to Commercial/Mixed-Use or Multifamily.

The Commission recommends this map change for the docket. The proposal meets criteria and warrants further study. Because it is located outside of an Urban Village it will not be addressed with the Mandatory Housing Affordability Implementation program.

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

1. S Holgate St and 20th Ave S

The applicant is requesting amendments to the Future Land Use Map (FLUM) and the North Rainier neighborhood Plan to allow rezones of single-family areas to multifamily areas.

The Commission does not recommend this map and neighborhood plan change for the docket citing criteria A5. This proposal would be better addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan - Seattle 2035. The Plan proposes a single future land use map category for all parcels within an Urban Village/Center, thus removing the need to change the land use category.

2. 6800 35th Ave NE

The applicant is requesting to amend the Future Land Use Map from Single Family and Multifamily to Commercial/Mixed Use in the Wedgwood neighborhood.

The Commission does not recommend this map change for the docket citing criteria A5. The proposal would be better addressed through the Mandatory Housing Affordability Implementation program and SDCI's Wedgwood planning process.

8. Open and Participatory Government

The applicant is requesting to add an Open and Participatory Government Element to the Comprehensive Plan.

The Commission does not recommend this proposal for the docket citing criteria C4. This proposal has been considered and rejected for docketing several times.

9. Race and Social Equity Terminology

The applicant is proposing to amend the definitions of "Marginalized People" and "Equitable Development."

The Commission does not recommend these amendments for the docket citing criteria A5 .The proposal would better be addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan – Seattle 2035.

10. Neighborhood Planning Funding

The applicant is proposing to amend the Neighborhood Planning Element related to funding of neighborhood-initiated planning efforts.

The Commission recommends not docketing this amendment citing criteria C4. This proposal has been considered and rejected in the past. Furthermore, it would be better addressed as a budgetary decision.

11. Heavy Vehicles

The applicant is proposing to amend the Transportation Element related to impacts to roads and bridges from heavy vehicles.

The Commission does not recommend this proposal for docketing citing criteria A5. The proposal would better be addressed through the public process associated with the City Council's review and consideration of the Mayor's Recommended Comprehensive Plan – Seattle 2035. Heavy vehicles are addressed in the Transportation Element of that Plan.

12. Urban Trails Map

The applicant is proposing to amend the Seattle Urban Trails System Map to recreate the historic bicycle and pedestrian path system around Eastlake.

The Commission does not recommend this proposal for docketing citing criteria A5 and A4. The proposal would better be addressed through the public process associated with the City Council's review and consideration of the Mayor's Recommended Comprehensive Plan – Seattle 2035. The Urban Trails map is not included in the Mayor's Recommended Plan – Seattle 2035. Furthermore, this amendment was rejected by Council in 2012.

13. Pedestrian Grade Separations

The applicant is proposing to amend the Transportation Element to discourage pedestrian grade separations in all urban centers not just the downtown.

The Commission does not recommend this proposal for docketing because it does not meet criteria C4. The applicant has submitted this proposal several times and it has been consistently rejected by the City Council.

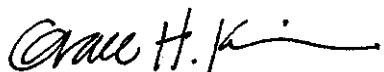
14. Growth Monitoring

The applicant is proposing to amend the Comprehensive Plan related to monitoring and responding to growth in urban centers and villages.

The Commission does not recommend this proposal for docketing because it does not meet criteria A5. The proposal would better be addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan – Seattle 2035. That Recommended Plan does address monitoring of development activity in the Growth Strategy.

We appreciate the opportunity to review amendments for docket setting and provide our recommendations. If you have any further questions please call either myself or Valerie Kinast, Seattle Planning Commission Interim Executive Director at (206) 233-7911.

Sincerely,



Grace Kim, Chair
Seattle Planning Commission

cc:

Mayor Ed Murray

Seattle City Councilmembers

Robert Feldstein, Steve Lee; Office of Policy and Innovation

Sam Assefa, Susan McLain, Tom Hauger, Kristian Kofoed; Office of Planning and Community Development

Ketil Freeman, Lish Whitson, Eric McConaghy; Council Central Staff

ATTACHMENT A

City of Seattle Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

A. 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 the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 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 neighborhood planning.

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

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 Municipal Code, and to conduct sufficient analysis and public review;
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; and
4. The amendment has not been recently rejected by the City Council.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

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