

2017-2018 Comprehensive Plan Amendments Recommendations - SPC Letter

- Briefing on three proposed amendments at October 25 Commission meeting
- Draft letter based on Commissioner comments
- Important to take action on this letter today
- City Council to hold public hearing on December 5th

Proposal: Seattle Pacific University

Planning Commission recommendation: Do Not Adopt

The Commission has consistently recommended against removing land from a Manufacturing and Industrial Center (MIC) through a change to the Future Land Use Map (FLUM) in the absence of a broader industrial lands study resulting in revised policy.

...we believe that this FLUM change could be perceived as setting a precedent for removing industrial lands from a regionally-significant MIC. Once industrial land is changed to another use, it will most likely never be returned to industrial use.

Proposal: Seattle Pacific University

Planning Commission recommendation: Do Not Adopt

The Planning Commission would like to express its frustration with the lack of policy direction from the City ~~on~~ regarding industrial lands. The Planning Commission has reviewed multiple proposed Comprehensive Plan Amendments related to industrial lands ~~for~~ over the last several years, including ~~several~~ repeat amendments from the same property owners. The Commission docketed several proposed FLUM changes in 2017 pending ~~the results of~~ a response from the Mayor's Task Force on Industrial Lands.

Proposal: Seattle Pacific University

Planning Commission recommendation: Do Not Adopt

In the absence of any recommendations from the Mayor's Task Force on Industrial Lands or the Executive, the Commission has been and will continue to be consistent in our recommendations against removing industrial lands from the MICs.

We look forward to reviewing policies that address all industrial-zoned areas once As the Task Force's recommendations are translated into policy by City staff, ~~we look forward to reviewing policies that address all industrial-zoned areas.~~

Proposal: Impact fee amendments

Planning Commission recommendation: Adopt

The Commission supports adoption of the proposed amendment ~~that would enable~~ enabling the development of a transportation impact fee program. We recommend approval of the proposed transportation project list ... The Planning Commission recommends adding replacement of the 4th Avenue S. viaduct to the transportation impact fees project list. We look forward to providing input on the policy implications and the particulars of any proposed impact fee program in the future.

Proposal: Parking and affordable housing

Planning Commission recommendation: Adopt as revised

The applicant has submitted a proposed amendment that would revise 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. The original text of the revised goal as proposed by the applicant is as follows:

LU G6: Regulate off-street parking to address parking demand in ways that reduce reliance on automobiles, improve public health and safety, reduce greenhouse gas emissions, ~~lower construction costs~~ increase affordable housing, create attractive and walkable environments, and promote economic development throughout the city.

Proposal: Parking and affordable housing

Planning Commission recommendation: Adopt as revised

The Office of Planning and Community Development has recommended maintaining the original text and adding language from the applicant's proposal to make the goal clearer. The Commission recommends approval of the amendment as revised with OPCD's suggested language as shown below:

LU G6: Regulate off-street parking to address parking demand in ways that reduce reliance on automobiles, improve public health and safety, reduce greenhouse gas emissions, lower construction costs to reduce the cost of and increase affordable housing, create attractive and walkable environments, and promote economic development throughout the city.