

The goal: Transit-oriented, student housing on Seattle Central College campus.

The opportunity: Development standards in the 2002 MIMP included sufficient height and bulk at the parking garage site to allow the project.

The challenge: 2002 MIMP did not anticipate student housing. Current code would require major MIMP amendment, which requires roughly the same process as a new MIMP.

Possible resolutions:

1. Abandon project in favor of the expanded structured parking project identified in MIMP: **Contrary to current City policy and College needs.**
2. Seek major MIMP amendment or new MIMP: **Time to MIMP approval would likely kill project; the College has already identified a development partner who needs to start permitting in early 2022.**
3. Adopt legislation to allow minor amendments to development program to accommodate major institution housing not anticipated in MIMP: **Within Council's authority to approve legislative fix, and would allow permitting process to proceed under normal course, with mitigation appropriate to project impacts.**

The Executive has decided to support a legislative amendment to allow for minor amendments to additional institutional housing in excess of that anticipated in MIMP, which:

- Supports the City's policy of reducing single occupant vehicle trips;
- Supports City's climate change goals by providing an efficient housing type;
- Leverages the regional investment in light rail and the City's investment in the streetcar by increasing residential density near the light rail station;
- Supports the urban village strategy by concentrating residential development in the urban village and near mass transit;
- Supports the policy of encouraging major institutions to invest in housing development to alleviate the demand for additional housing created by their students;
- Adds 200-250 beds to the City's housing stock;
- Removes 200-250 residents from a tight housing market, thus eliminating the corresponding upward pressure on rents; and
- Reduces the incentive for major institutions to acquire more land for housing by allowing additional institutional housing without counting against campuswide FAR.

The proposed text amendment does not approve any housing project; rather, it allows the College to seek a minor amendment to the 2002 MIMP to allow a housing project. When the College applies for the minor amendment, **this CAC will have the opportunity to review the proposal in an open public meeting and make a recommendation to SDCI,** just as it does with any minor amendment.

The operative provision of the bill, Section 7, would add a new subsection to SMC 23.69.035.D as follows:

D. Minor Amendments. A proposed change to an adopted master plan shall be considered and approved as a minor amendment when it is not an exempt change according to subsection 23.69.035.B (~~(of this section)~~), when it is consistent with the original intent of the adopted master plan (except as provided in this subsection 23.69.035.D.4), and when it meets at least one of the following criteria:

* * *

4. The amendment would accommodate a single development with residential uses, consistent with criteria in subsection 23.69.026.C.1, that either was not anticipated by or is in excess of what was anticipated in an adopted Master Plan. The floor area of said residential use, uses accessory thereto, and required street level uses, shall be exempted from the calculation of total development capacity of the major institution overlay, and shall be excluded from calculation of Floor Area Ratio and not counted against the major institution's development program permitted floor area for the campus.