SEATTLE CITY COUNCIL

Legislative Summary

CB 118470

Record No.: CB 118470 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **124888** **In Control:** City Clerk

File Created: 07/16/2015

Final Action: 10/16/2015

Title: AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes to the University Community Urban Center goals and policies, as well as the Future Land Use Map, as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Notes:

Sponsors: O'Brien

Date

Filed with City Clerk:

Mayor's Signature:

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - Amendments to the Future Land Use Map, Att 2 - Recommended Amendments v4, Divided Report

Drafter: dave.laclergue@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: ☐ Yes ☐ No

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	07/28/2015	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	07/28/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	07/29/2015	sent for review	Planning, Land Use, and Sustainability Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Sustainability Committee						
	Notes:						

1	Full Council	08/10/2015	referred	Planning, Land Use, and Sustainability Committee	
1	Planning, Land Use, and Sustainability Committee	09/15/2015	discussed		
	Action Text: The Council Bill (CB) was discussed and a public hearing was held.				
1	Planning, Land Use, and Sustainability Committee	09/29/2015	pass as amended		Pass
	Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB) with a Divided Report.				
	In Favor: 2 Chair O'Brien, Vice Chair Burgess				
	Opposed: 1 Member Licata				
1	Full Council	10/12/2015	passed		Pass
	Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:				
	In Favor: 7 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember O'Brien, Councilmember Okamoto, Councilmember Sawant				
	Opposed: 2 Councilmember Licata, Councilmember Rasmussen				
1	City Clerk	10/13/2015	submitted for Mayor's signature	Mayor	
	Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor				
	Notes:				
1	Mayor	10/16/2015	Signed		
	Action Text: The Council Bill (CB) was Signed.				
	Notes:				
1	Mayor	10/16/2015	returned	City Clerk	
	Action Text: The Council Bill (CB) was returned. to the City Clerk				
	Notes:				
1	City Clerk	10/16/2015	attested by City Clerk		
	Action Text: The Ordinance (Ord) was attested by City Clerk.				
	Notes:				

CITY OF SEATTLE

ORDINANCE 124888

COUNCIL BILL 118470

AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes to the University Community Urban Center goals and policies, as well as the Future Land Use Map, as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

WHEREAS, the City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in 1994; and

WHEREAS, the City of Seattle last amended the Comprehensive Plan through the Ordinance introduced as Council Bill 118469; and

WHEREAS, the Department of Planning and Development's work with the University District community from 2012-2015 has identified a variety of Comprehensive Plan amendments that are needed to align with neighborhood priorities, transit-oriented development, and changing development trends; and

WHEREAS, these proposed amendments have been reviewed as part of a programmatic Environmental Impact Statement ("EIS") for the University District, completed January 8, 2015 and the adequacy of the Final EIS was upheld by the Seattle Hearing Examiner on June 19, 2015; and

WHEREAS, these amendments will be considered for adoption simultaneously in 2015 with a separate, broader bill of Comprehensive Plan amendments proposed as part of the annual amendment process and amendments as part of the periodic review required by the Growth Management Plan ("GMA"); and

WHEREAS, the City Council's ("Council") Planning, Land Use and Sustainability Committee held a public hearing on September 15, 2015;

WHEREAS, these proposed amendments have been reviewed and analyzed by the Department of Planning and Development and considered by the Council; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments; and

WHEREAS, the Council has reviewed and considered the Executive's report and recommendations, public testimony made at the public hearing, and other pertinent material regarding the proposed amendments; and

WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth Management Act, and will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, last amended by the Ordinance introduced as Council Bill 118469, is amended as follows:

A. Modify the boundary of the University Community Urban Center Future Land Use Map and modify the University District Northwest Urban Center Village boundary of Urban Village Figure 1, Urban Village Figure 5, and the map on page 8.168 of the Comprehensive Plan Neighborhood Planning Element as shown in Attachment 1 to this ordinance.

B. Modify the Future Land Use Map to redesignate several areas from Multifamily Residential to Commercial/Mixed Use, one half parcel from Single-Family Residential to Multifamily Residential and two parcels from Single-Family Residential to Commercial/Mixed Use as shown in Attachment 1.

C. Amend several policies and goals and remove several outdated figures in the University Community Urban Center Plan, located in Section B-30 of the Neighborhood Planning Element, as shown in Attachment 2.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of OCTOBER, 2015, and signed by me in open session in authentication of its passage this 12th day of OCTOBER, 2015.

President _____ of the City Council

Approved by me this 16th day of October, 2015.

Edward B. Murray, Mayor

Filed by me this 16th day of OCTOBER, 2015.

for Monica Martinez Simmons, City Clerk

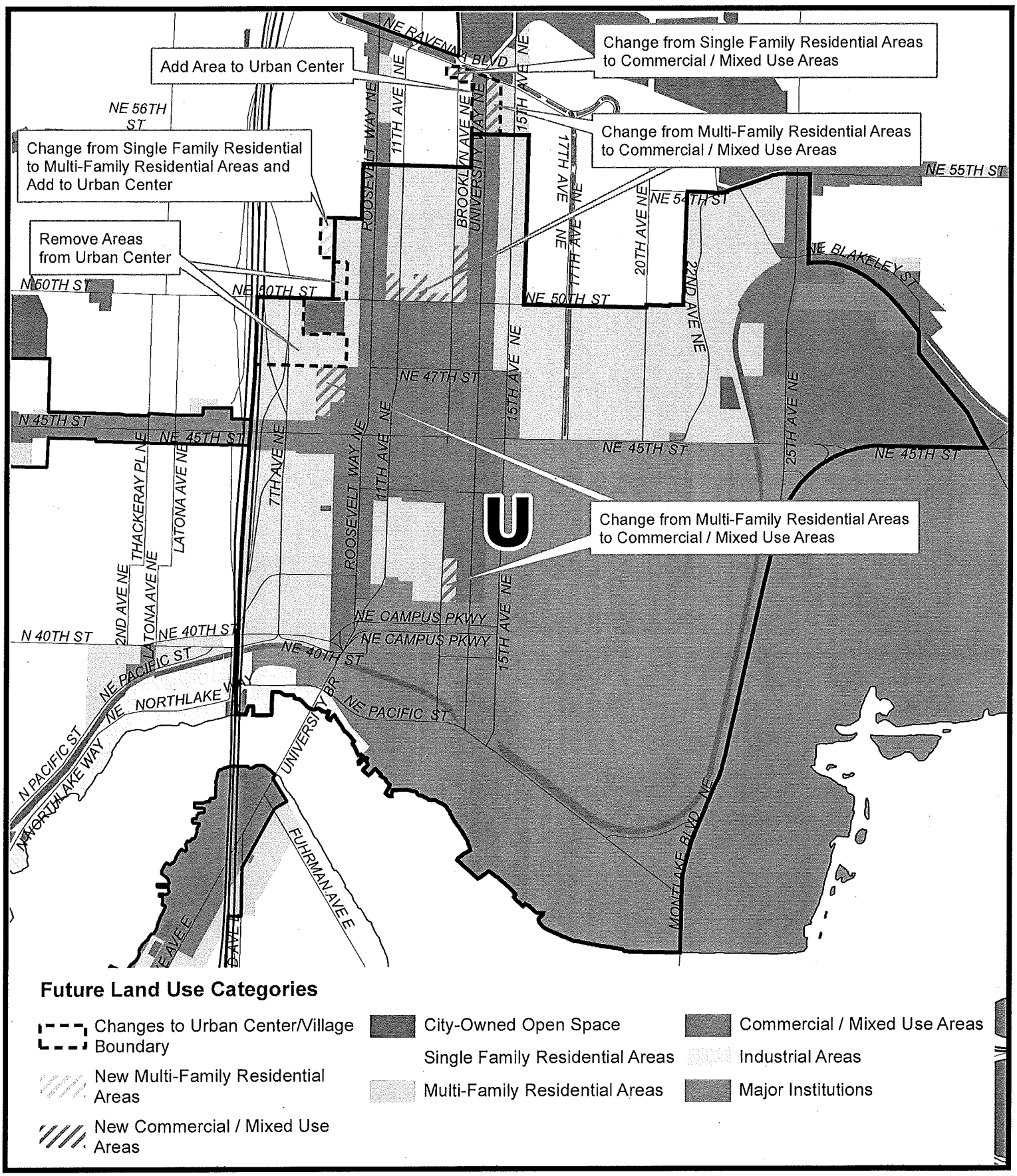
(Seal)

Attachment 1 - Amendments to the Future Land Use Map
Attachment 2 - Recommended Amendments to the University Community Urban Center Goals and Policies

Dave LaClergue
DPD U District Comp Plan 2015 ORD ATT
Version 2

ATTACHMENT 1

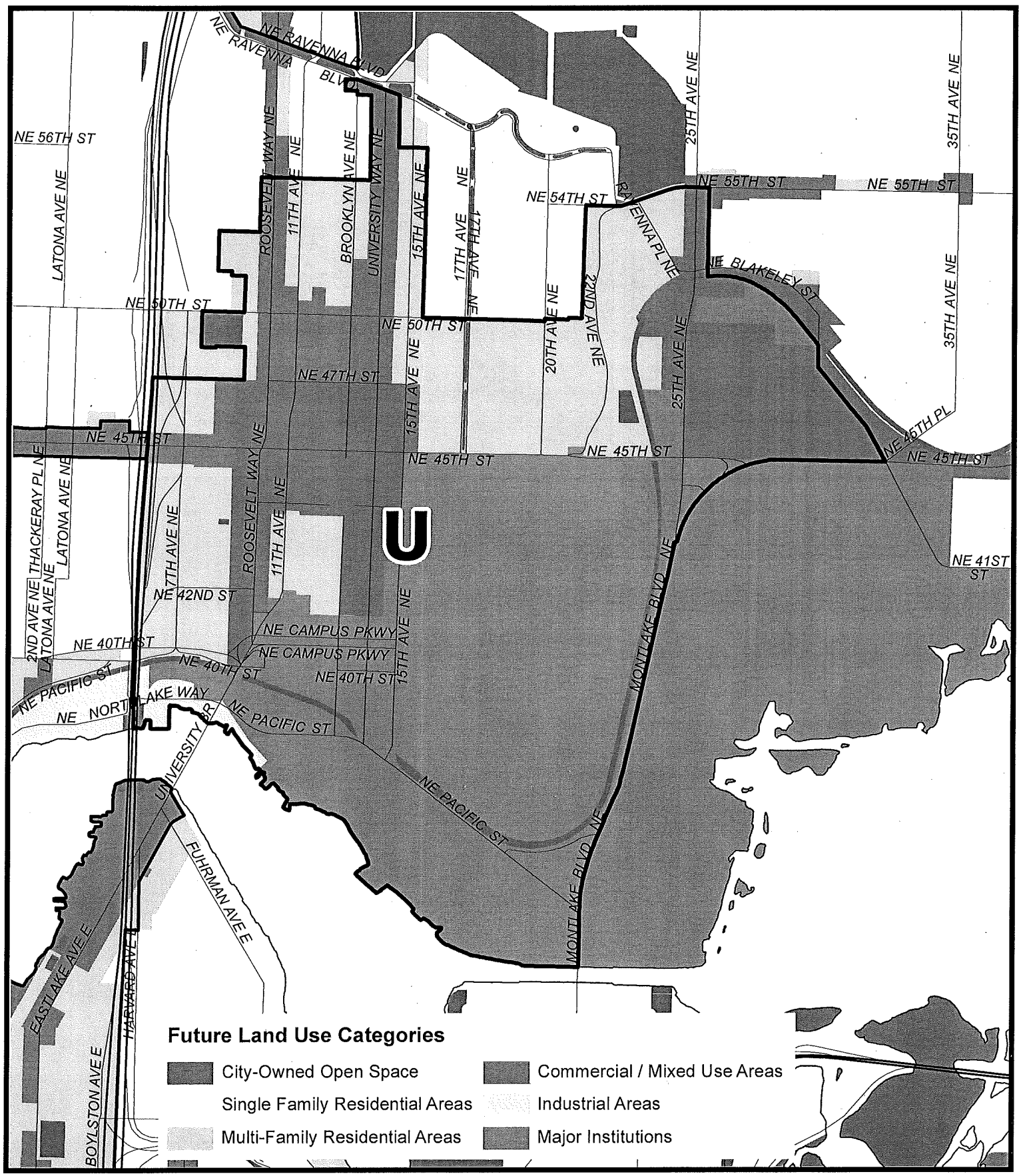
University Community Urban Center
Future Land Use Map - Proposed Change



Date: 1/30/2015

Dave LaClergue
DPD U District Comp Plan 2015 ORD AT
Version 2

University Community Urban Center
Future Land Use Map - Effect of Adoption



Date: 1/29/2015

Attachment 2: Recommended Amendments

Neighborhood Planning Element:

B-30 University Community Urban Center

goals

UC-G1 Stable residential neighborhoods that can accommodate projected growth and foster desirable living conditions.

UC-G2 Vibrant commercial districts serving local needs and offering regional attractions.((~~specialties. (See Map on Figure 1 for locations of principal commercial districts.)~~))

UC-G3 An efficient transportation system that balances different modes, including public transit, pedestrian, bicycle and automobile, and minimizes negative impacts to the community.

UC-G4 A community in which the housing needs and affordability levels of major demographic groups, including students, young adults, families with children, empty nesters, and seniors, are met and which balances home ownership opportunities with rental unit supply.

UC-G5 A community with a wide range of neighborhood recreation facilities and open space and which meets the Comprehensive Plan's open space goals.

UC-G6 A community that builds a unique physical identity on its historical and architectural resources, attractive streets, university campus, and special features.

UC-G7 An urban center that is home to the University of Washington; the region's foremost educational institution which is expanding to meet new challenges while enhancing the surrounding community.

UC-G8 A community in which public education resources are readily available.

UC-G9 A community that is regionally recognized for its arts and cultural activities and that uses cultural activities as a community building asset.

UC-G10 An integrated social service delivery network that serves the entire community.

UC-G11 A community where people are and feel safe.

UC-G12 A community where the historic resources, natural elements, and other elements that add to the community's sense of history and unique character are conserved.

UC-G13 A community that supports innovation, discovery, and job creation through collaboration between businesses and the University.

policies

UC-P1 In pursuit of Comprehensive Plan Housing Element policies,((~~Policy H12,~~)) encourage ((~~ground-related~~))lower density housing types in the Roosevelt, University Heights((~~portions of the northern tier~~)), and Ravenna areas of the community, with options at a variety of affordability levels.

UC-P2 ((~~Encourage high-quality development, up to 65 feet, or about five stories, south of NE 43rd Street, and from just east of Brooklyn to the west~~))South of 50th and west of 15th, encourage high quality development with a variety of building types, ((~~to enhance this residential~~))enhancing a vibrant mixed-use area with excellent proximity to the University and to the Sound Transit Light Rail((~~LRT~~)) station~~s~~.

((~~**UC**-P3 Encourage a vibrant mixed-use residential neighborhood in the University Gardens Core area (between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE.)~~)))

((~~**UC**-P4 These goals and policies of the UCUC Neighborhood Plan are not intended to change the policy basis for consideration of rezones proposed after adoption of these goals and policies.~~))

UC-P((~~5~~))3 Continue to ((~~S~~))strengthen pedestrian-oriented retail on University Way through physical improvements to the street and sidewalk and encouraging ((~~private~~))property and business owners to improve ((~~their properties~~))frontages. Encourage new improvements to University Way north of NE 50th St.

UC-P((~~6~~))4 Strengthen a diverse mix of retail and commercial activities on NE 45th Street and Roosevelt Avenue NE.

UC-P((~~7~~))5 Support the University Village Shopping Center's activities in a way that furthers economic and housing goals while requiring mitigation of significant and cumulative impacts according to SEPA.

UC-P((~~8~~))6 Encourage the development of retail businesses that serve local needs on 25th Avenue NE, and encourage the redevelopment of a diverse mix of housing and compatible retail, where appropriate, in adjacent areas.

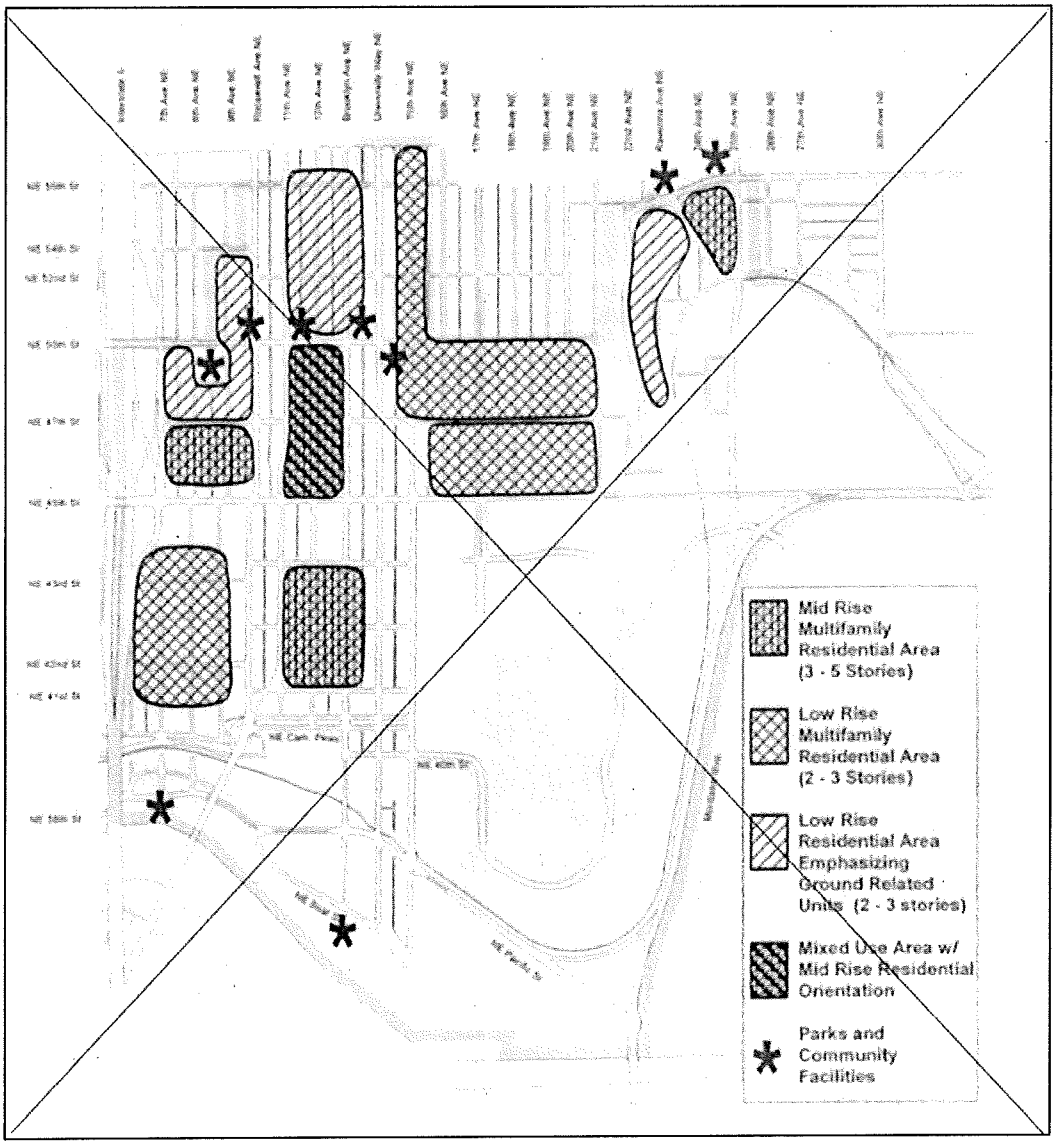
UC-P((~~9~~))7 Involve the community and contiguous neighborhoods in the monitoring of traffic, and the identification of actions needed to preserve the multi-modal

capacity of the principal arterial streets, to accommodate projected growth and protect residential streets from the effects of through-traffic.((~~Give priority to transit, bicycle and pedestrian modes for those networks identified in the Comprehensive Plan and where specific mode improvements are noted on the map in Figure 2.~~))

UC-P((~~10~~))8 In pursuit of Comprehensive Plan Transportation Policies ((~~T42, T43, and T44~~)), emphasize comfortable, safe, attractive pedestrian and bicycle access throughout the center, especially those routes identified in((~~Figure 2~~)) citywide modal plans.

UC-P((~~11~~))9 . Take advantage of Sound Transit improvements ((~~to address~~))and coordinate local transportation needs and impacts and facilitate intermodal connections, such as bus((~~and monorail~~)), streetcar, bicycle, pedestrian travel, and surface vehicle traffic.

((~~Figure 1~~
~~Schematic Map of Residential Neighborhoods~~))



* * *

UC-P((~~12~~))10 Work with King County Metro and Community Transit to create efficient bus circulation. Address bus layover impacts, bus routing, and transfer issues as well as street improvements to facilitate transit.

((**~~UC~~**-P13 ~~Explore local shuttle transportation options.~~))

UC-P((~~14~~))11 Carefully manage parking to provide needed accessibility while minimizing traffic and on-street parking impacts when considering on-street parking actions, off-street parking requirements for new development, and

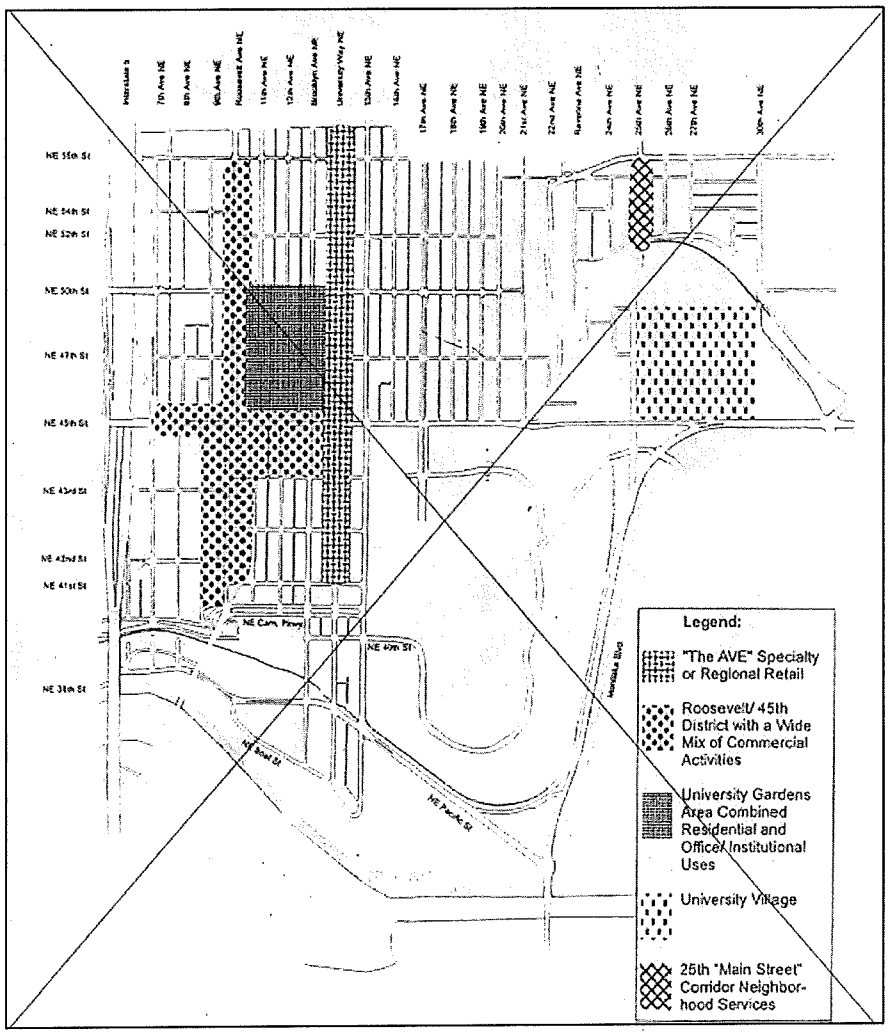
public parking development. Strongly discourage "park-and-ride" parking for commuters.

UC-P((~~15~~))12 Employ a variety of ((~~housing types and development~~))strategies to effectively provide for identified housing needs, including((~~ existing housing~~)) preservation of some existing housing while accommodating growth with a diversity of unit types, sizes and affordability.~~, code enforcement, accessory units, new ground-related housing, and mixed-use mid-rise residential development.~~))

UC-P13 To maintain safe housing for all, and to reduce conflicts between student and non-student neighbors, encourage collaboration between residents, the City, and the University to enforce code requirements.

UC-P((~~16~~))14 Employ a variety of strategies to bring housing development to ((~~desired~~))the affordability levels identified in the Housing element of the Comprehensive Plan, including development partnerships, zoning modifications, and subsidies.

((~~Figure 2 Schematic Map of Commercial Areas~~))



UC-P((~~17~~))15 In order to serve existing residents to the north and emerging residential neighborhoods, support the community((~~organize a~~)) services ((~~spine~~))cluster roughly along NE 50th Street, which includes a((~~. Include a wide~~)) variety of public, recreational, educational, community, and human services, plus churches, playfields, and other facilities.((~~ (See Figure 3.)~~))

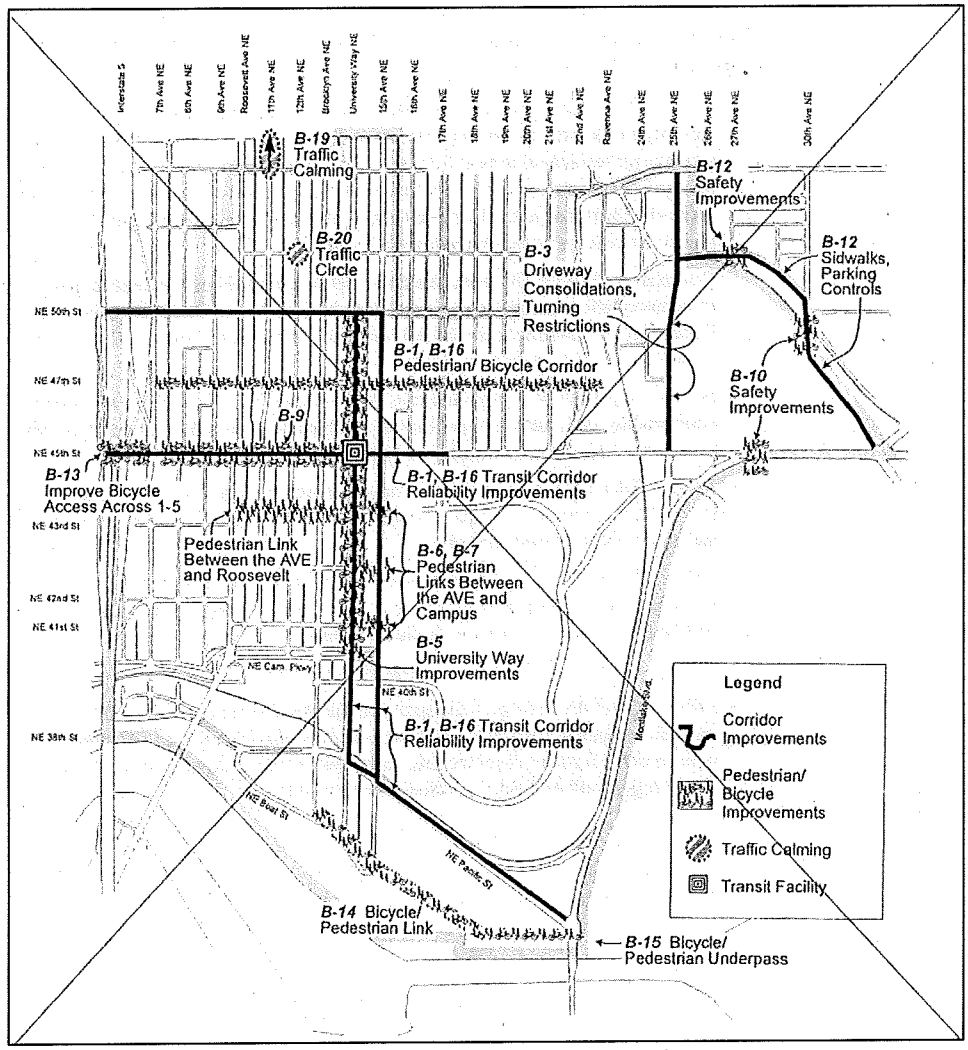
UC-P((~~18~~))16 Employ a variety of strategies to increase open space, such as park acquisition through a major open space funding program, improvement of and better access to existing assets, adding open space functions in rights-of-way, and creation of small spaces with new development.

UC-P((~~19~~))17 Encourage the establishment of a local open space fund that can be used to purchase and improve small parcels when the opportunity arises, and to support programming and maintenance costs.

((~~**UC** P20 Place highest emphasis on open space and recreation facilities projects that will benefit the greatest number of people in areas that are least well served.~~))

((~~**UC** P21 In the Southwest Quadrant (the area generally south of NE 45th Street and west of Roosevelt Avenue NE), make convenient pedestrian connections to nearby parks and the waterfront and seek to develop a small shoreline park on the Lake Union shoreline at the south end of 7th Avenue NE.~~))

((~~Figure 3~~
~~Potential Transportation Activities~~))



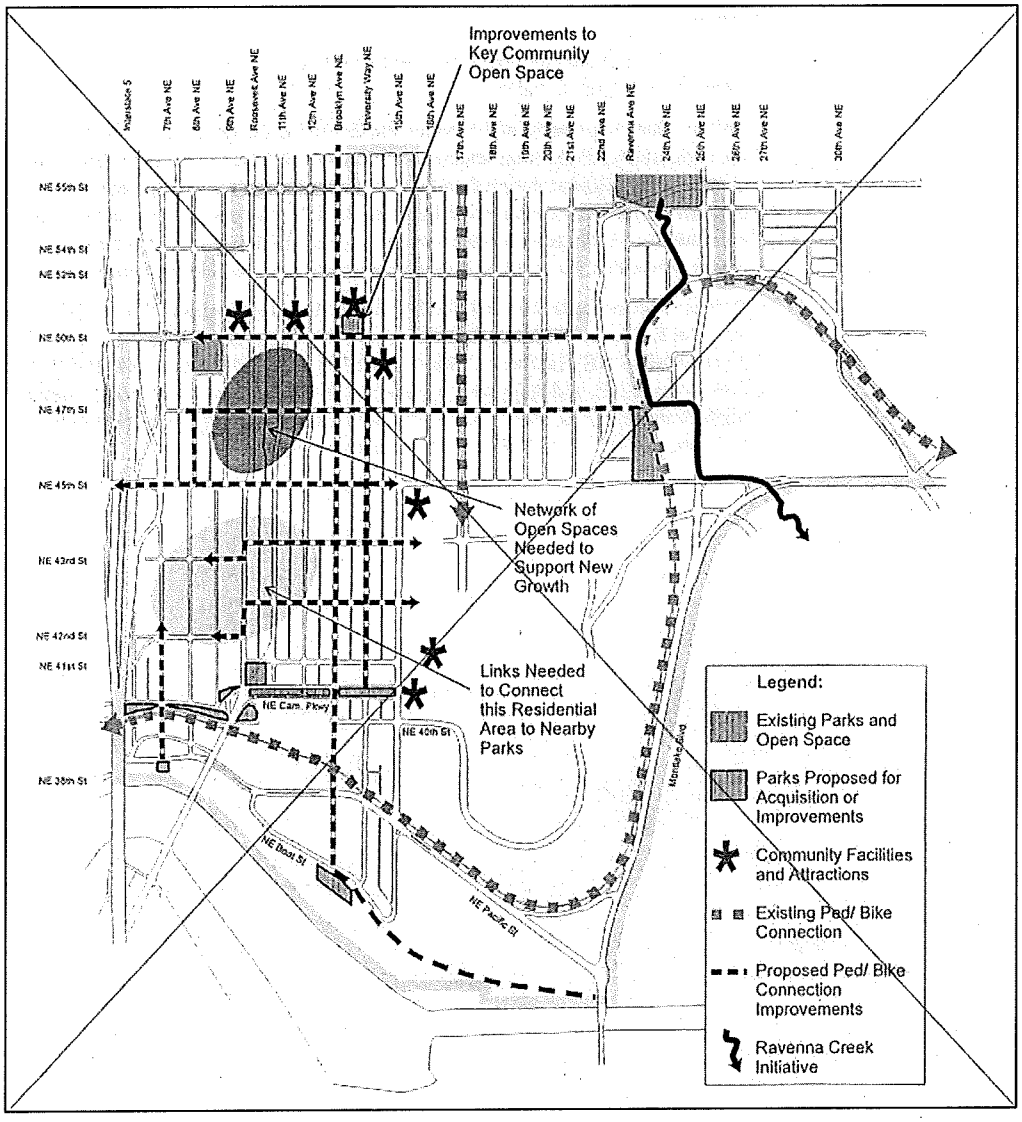
UC-P((~~22~~))18 Provide better physical connections from the University District to the UW campus, with particular emphasis on the campus entrance at NE 43rd St and, more broadly, opening the west edge of central campus along 15th Ave NE.((~~In Lower Brooklyn (the area generally south of NE 43rd Street between Roosevelt Avenue NE and the UW campus), provide open space for the large population including residents, workers, and students and strengthen physical connections to the waterfront and campus. Encourage better physical integration between the campus and the community.~~))

UC-P((~~23~~))19 ((~~In the University Gardens Core (the area generally between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE),~~))South of NE 50th St and west of 15th Ave NE, create a ((~~connected~~))network of open spaces integrated with development, including improved sidewalks and pedestrian pathways that increase accessibility through and along long blocks. Provide open space and recreation facilities for seniors.

UC-P((~~24~~))20 Pursue the creation of a centrally-located, flexible open space, ideally within two blocks of the Sound Transit light rail station at Brooklyn and 43rd. Surround this open space with active uses, and manage it to ensure that it is a positive addition to the neighborhood.((~~In the Northern Tier (the low rise multi-family residential areas above NE 45th Street between 22nd Avenue NE and 15th Avenue NE and north of NE 50th Street and west of Brooklyn Avenue NE), seek to establish and enhance a central open space and community facility as part of the NE 50th Street Community Services Spine. (See policy UCUC-17 above).~~))

UC-P((~~25~~))21 In University Way-15th Avenue NE corridor between NE 55th Street and NE 41st Street, encourage the provision of more sidewalk cafes, alley activation, and street-oriented public space through both public and private investment.

((~~Figure 4~~
~~Schematic Open Space & Community Open Space~~))



UC-P22((~~26~~)) In the Ravenna Urban Village, seek to protect and enhance natural areas and features.

((**~~UC-P27 Focus visual improvements on key streets, corridors, and gateways as identified in Figure 4.~~**))

UC-P((~~28~~))23 Seek to preserve and enhance the following design characteristics within the community: Pedestrian orientation and visual interest to the pedestrian, high quality, human-scaled design details in larger buildings, streetscape continuity on commercial corridors, integration between the UW campus and the surrounding community, buildings with attractive

open space and low rise multi-family development that fits with the design character of adjacent single-family houses.

UC-P((~~29~~))24 Enhance gateways into the University Community, especially at NE 45th St and 7th Ave NE, NE 50th Street at Roosevelt Avenue NE, ((~~NE 50th Street~~))NE 45th St at 15th Ave((~~at University Way~~)) NE, the Sound Transit light rail station, the "landing" of the University Bridge at NE 40th St((~~11th Avenue NE at NE 41st Street~~)), 25th Avenue NE at NE 55th Street, and NE 45th Street at 25th Avenue NE((~~, and Roosevelt Avenue at NE 42nd Street~~)). "Gateways" means visual enhancements that signify entries into the community, such as improved landscaping, signage, artwork, or architectural features((~~other features, that signify the entries into the community~~)).

UC-P((~~30~~))25 Accommodate new ((~~u~~))University growth in a way that benefits the surrounding community.

UC-P((~~31~~))26 Work to connect and integrate the campus and the community visually, ((~~and~~))physically, socially, and functionally.

UC-P((~~32~~))27 ((~~In pursuit of Comprehensive Plan Policy L130, e~~))Ensure that the University Community plays an active role in the UW's Campus Master Plan on subjects of mutual interest.

UC-P((~~33~~))28 Pursue opportunities to work with Seattle Public School District #1 in locating a public school in the community, capitalizing on the area's excellent accessibility and proximity to the University of Washington.

UC-P((~~34~~))29 Work with Seattle Public School District #1 to ensure appropriate, equitable school resources are available in the community, including after-school activities and facilities.

UC-P((~~35~~))30 Encourage the local coordination of arts and cultural activities, including museums, theaters, commercial activities, galleries, classes, performance halls, arts groups and informal performance groups, for the mutual enhancement of those efforts.

UC-P((~~36~~))31 Provide the opportunity for local public involvement in City-sponsored art projects and the design of major public facilities.

UC-P((~~37~~))32 Ensure that the full range of cultural activities and backgrounds is represented in publicly-funded arts.

UC-P((~~38~~))33 Foster the coordinated efforts of local social service providers to identify and meet the specific service delivery needs in the urban center.

UC-P((~~39~~))34 ((~~As called for in Comprehensive Plan Policies HD 44-53, e~~))Encourage effective partnerships between service providers and integrate these efforts into other community improvement activities.

UC-P((~~40~~))35 Place a high priority on controlling illegal activities on streets and in public spaces.

UC-P((~~41~~))36 Encourage legitimate uses and a sense of ownership in parks and public spaces.

UC-P((~~42~~))37 Support public safety through urban design.

UC-P((~~43~~))38 Seek to conserve the special historic and cultural resources in the University Community including significant structures on commercial corridors, registered landmarks, and significant public structures.

UC-P((~~44~~))39 Identify and conserve areas of special design character, such as Greek Row and 17th Avenue NE boulevard.

Capital facilities & utilities

The goals and policies of the capital facilities and utilities elements of the Comprehensive Plan express the vision of the University Community Urban Center.

* * *

STATE OF WASHINGTON -- KING COUNTY

--ss.

330260 No.

CITY OF SEATTLE,CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124884-124888 TITLE

was published on

11/06/15

The amount of the fee charged for the foregoing publication is the sum of $77.50 which amount has been paid in full.

JENNIFER A. BARNES NOTARY PUBLIC STATE OF WASHINGTON

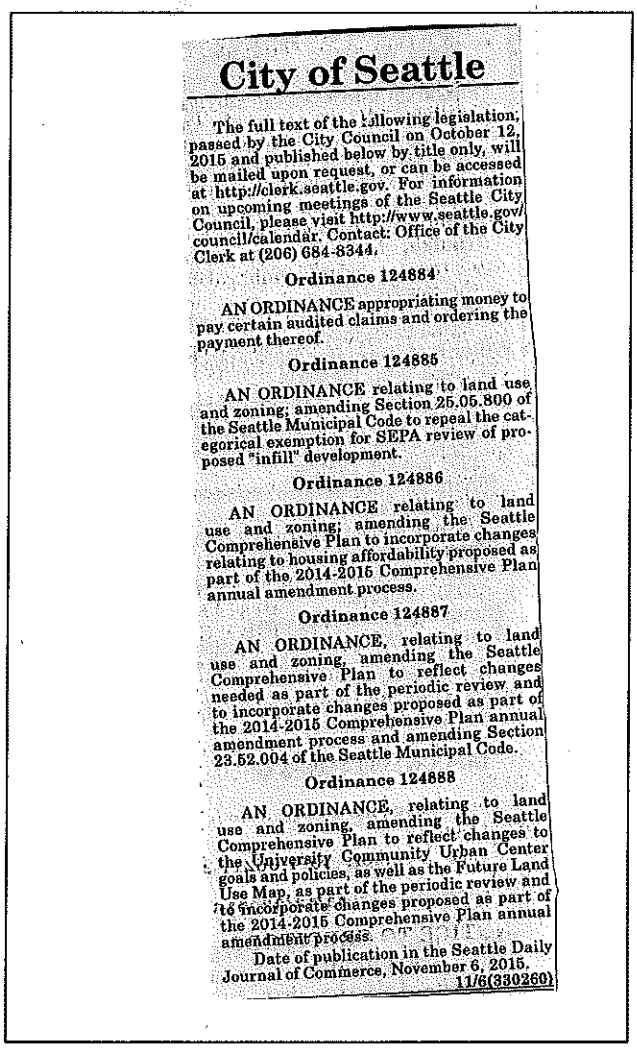
Subscribed and sworn to before me on

11/06/2015

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County



City of Seattle

The full text of the following legislation, passed by the City Council on October 12, 2015 and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar. Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124884

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 124885

AN ORDINANCE relating to land use and zoning; amending Section 25.05.800 of the Seattle Municipal Code to repeal the categorical exemption for SEPA review of proposed "infill" development.

Ordinance 124886

AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes relating to housing affordability proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Ordinance 124887

AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes needed as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process and amending Section 23.52.004 of the Seattle Municipal Code.

Ordinance 124888

AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes to the University Community Urban Center goals and policies, as well as the Future Land Use Map, as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Date of publication in the Seattle Daily Journal of Commerce, November 6, 2015.

11/6(330260)