



**Legislative Department  
Seattle City Council  
Memorandum**

**Date:** March 18, 2011

**To:** Sally Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Committee on the Built Environment (COBE)

**From:** Ketil Freeman, Council Central Staff

**Subject:** Proposed Comprehensive Plan Amendments –Council Bill 117114

**Introduction:**

With a few limited exceptions, the Council may amend the Comprehensive Plan once a year. The amendment process has several steps: 1) proposed amendments are submitted by proponents in May; 2) the Council sets the docket by resolution for amendments it will consider in July;<sup>1</sup> 3) the Executive reviews proposed amendments and makes a recommendation to Council by the end of November; and 4) Council considers the merits of proposed amendments and votes on a council bill by the end of March.

The Committee on the Built Environment (COBE) held a public hearing on March 7<sup>th</sup> to solicit testimony on proposed amendments. Proposed amendments, the Executive's recommendation, the Planning Commission's recommendation and Central Staff's recommendation are listed in the table below with background information.

Page numbers in the table refer to the *Director's Report on the Mayor's Recommended Comprehensive Plan 2010 Annual Amendments*. Attachments in the table are to attachments to CB 117114. The following are attached for reference:

- *Director's Report on the Mayor's Recommended Comprehensive Plan 2010 Annual Amendments*, November 2, 2010 (Tab A);
- The Planning Commission's Recommendation on Proposed 2010 Comprehensive Plan Amendments, January 31, 2011 (Tab B);
- Council Bill (CB) 117114 (Tab C); and
- Amendment to CB 117114 to remove the proposed Container Port Element (Tab D).

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<sup>1</sup> This year that docket was set through Resolution 31233.

Amendment	Page in DPD's Director's Report / Attachment to CB 117047	Executive	Planning Commission	Central Staff	Discussion
A. Amend the Comprehensive Plan to add to new container port element.	p.4 of Director's Report (DR) / Attachment A to Council Bill (CB)	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	<p>In 2009 the legislature amended the Growth Management Act to require jurisdictions with marine container ports that have operating revenue in excess of \$60 million –the cities of Tacoma and Seattle – to develop a container port element for their Comprehensive Plans. Among other things, container port elements are intended to address freight mobility and incompatible land uses caused by the conversion of industrial land. The Growth Management Act establishes a deadline of December 1, 2014 for adoption of container port elements. See RCW 36.70A.130. The legislature is currently considering House Bill 1478, which would extend the deadline to June 30, 2015.</p> <p>The proposed amendments are consistent with land use goals and policies for industrial areas and economic development, land use, and transportation goals and policies set out in the adopted Duwamish Manufacturing / Industrial Center neighborhood plan.</p> <p>Staff recommends approval of the proposed amendments.</p> <p>Some Councilmembers have expressed the concern that the proposed element is not ripe for consideration because outreach in developing the element did not include some of the near neighborhoods to the Port, such as the Georgetown neighborhood. Staff has developed an amendment that would remove the proposed element from CB 117114. This would allow for additional outreach in 2011. Council could consider the proposed element again in 2012. The amendment to remove the proposed container port element from CB 117114 is located on blue paper behind Tab D.</p>
B. Amend the transportation element to include a goal for reduction in Vehicles Miles Traveled (VMT) .	p.5 of DR	<b>Approve</b>	<b>Defer</b>	<b>Approve</b>	<p>In 2008 the State established goals for per capita VMT reduction. See RCW 47.01.440. Specifically, the goals establish the following for VMT reductions:</p> <ul style="list-style-type: none"> <li>• 18% by 2020,</li> <li>• 30% by 2035, and</li> <li>• 50% by 2050.</li> </ul> <p>In 2009 and 2010 the Council deferred consideration of an amendment proposed by Chris Leman to adopt VMT reduction goals that mirror those established by the State. The Council elected to defer consideration pending the outcome of additional analyses by the Executive. Specifically, the Office of Sustainability and the Environment (OSE) has contracted with the Stockholm Environmental Institute to develop scenarios for greenhouse gas emission reductions, including those associated with travel.</p> <p>In considering last years proposed Comprehensive Plan amendments and in setting the docket for this year's proposed amendments, the Council indicated that it would adopt Mr. Leman's proposed amendment unless analyses had proceeded to a point that the Executive could make a recommendation on VMT reduction targets. The analyses are not yet to that point. OSE anticipates that it will be able to make recommendation on the VMT reduction targets for next year's update.</p> <p>Staff recommends approval of the proposed amendment.</p>
C. Amend the Future Land Use Map (FLUM) to expand the boundary of the 23 <sup>rd</sup> @ Jackson-Union Residential Urban Village, and redesignate the newly added land from single-family to multifamily.	p.15 of DR / Attachment I to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	<p>The proposed FLUM amendment would facilitate redevelopment of an approximately half block area located on the east side of Martin Luther King Jr. Way between E. Columbia St. and E. Cherry St. The site is currently developed with one single family residence and two institutional uses in older wood frame buildings. The site is well served by transit and is proximate to neighborhood-serving commercial uses.</p> <p>The proponent has engaged the community and near neighbors to the site. The proposal is supported by the Madrona Community Council and the Central Area Neighborhood District Council.</p> <p>Staff recommends approval of the proposed amendment.</p>

**Master Planned Community Amendments**

D. Amend the FLUM to apply the designation “Master Planned Community” to a portion of the Capitol Hill/First Hill Urban Center and a portion of the Downtown Urban Center.	p.7of DR / Attachment B to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	<p>The proposed amendments would establish a new “Master Planned Community” (MPC) designation in the Land Use Element. Criteria for designation are proposed to include 1) large multi-block sites within urban centers and 2) unified site control by a single entity. Development standards for MPCs would be established by the Council through future rezones and amendments to the text of the Land Use Code. Those development standards would be expected to provide for mixed uses; appropriate urban density; cohesive urban design; and a higher level of environmental protection, affordable housing, and public open space than would otherwise be provided through lot-by-lot application of development standards. The proposed amendments would also map an MPC on the FLUM at SHA’s Yesler Terrace.</p> <p>On March 1, 2011 the Council established the Special Committee on Yesler Terrace. This Committee expects to begin review of ongoing planning and future regulatory changes at Yesler Terrance later this year.</p> <p>Staff recommends approval of the proposed amendment.</p>
E. Adopt a new “Master Planned Community” policy to the Land Use Element and amend the discussion section to reference “Master Planned Community.”	p.7of DR	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	

**Neighborhood Plan Updates Goals, Policies and FLUM Amendments**

F. Amend the North Beacon Hill Goals and Policies.	p.10 of DR / Attachment C to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	<p>Last year the Council deferred consideration of updates to the North Beacon, North Rainier, and Othello neighborhood plans pending the outcome of State Environmental Policy Act appeals. Those appeals have been resolved. Generally, the proposed amendments modify goals and policies to reflect the changed circumstance of operational light rail in each neighborhood’s town center. Additionally, each update includes FLUM amendments to facilitate future rezones that would allow multifamily residential and mixed use development in areas previously designated for single family residential development.</p> <p>In September the Council adopted Resolutions 31245, 31246, and 31247, which recognized the work of the North Beacon, Othello, and North Rainier neighborhoods, respectively, in updating their plans and adopted a work program for implementing each update. This summer the Council will consider land use regulatory changes for each neighborhood.</p> <p>Staff recommends approval of the proposed amendments.</p>
G. Amend the FLUM to designate land in the North Beacon Hill urban village as Multifamily or Commercial / Mixed Use.	p.10 of DR / Attachment D to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	
H. Amend the North Rainier Goals and Policies.	p.12 of DR / Attachment E to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	
I. Amend the FLUM to change the North Rainier Hub Urban Village boundary and designate land in the urban village as Multifamily Residential.	p.12 of DR / Attachment F to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	
J. Amend the Othello Goals and Policies.	p.13 of DR / Attachment G to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	
K. Amend the FLUM to designate land in the Othello urban village as Commercial / Mixed Use.	p.13 of DR / Attachment H to CB	<b>Approve</b>	<b>Approve</b>	<b>Approve</b>	