



SEATTLE CITY COUNCIL

Legislative Summary

CB 119443

Record No.: CB 119443

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125790

In Control: City Clerk

File Created: 01/07/2019

Final Action: 03/20/2019

Title: AN ORDINANCE relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 – Amendments to Growth Strategy Element v2, Att 2 – Amendments to Neighborhood Plans v2, Att 3 - Amendments to the Future Land Use Map in 23rd & Union Jackson, Att 4 - Amendments to the Future Land Use Map in Ballard, Att 5 - Amendments to the Future Land Use Map in Columbia City, Att 6 - Amendments to the Future Land Use Map in Crown Hill, Att 7 - Amendments to the Future Land Use Map in North Beacon Hill, Att 8 - Amendments to the Future Land Use Map in North Rainier v3, Att 9 - Amendments to the Future Land Use Map in Othello, Att 10 - Amendments to the Future Land Use Map in Rainier Beach, Att 11 Amendments to the Future Land Use Map in Roosevelt v2, Att 12 - Amendments to the Future Land Use Map in West Seattle Junction, Att 13 Amendments to the Future Land Use Map in Northgate

Drafter: patrick.wigren@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	City Clerk	01/09/2019	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	01/10/2019	sent for review	Select Committee on Citywide Mandatory Housing Affordability (MHA)			

Action Text: The Council Bill (CB) was sent for review. to the Select Committee on Citywide Mandatory Housing Affordability (MHA)

Notes:

- 1 City Council 01/22/2019 referred Select Committee
on Citywide
Mandatory
Housing
Affordability (MHA)

Action Text: The Council Bill (CB) was referred. to the Select Committee on Citywide Mandatory Housing Affordability (MHA)

Notes:

- 1 Select Committee on 02/08/2019 discussed
Citywide Mandatory
Housing Affordability
(MHA)

Action Text: The Council Bill (CB) was discussed in Committee.

Notes:

- 1 Select Committee on 02/21/2019 discussed
Citywide Mandatory
Housing Affordability
(MHA)

Action Text: The Council Bill (CB) was discussed in Committee.

Notes: A Public Hearing was held.

- 1 Select Committee on 02/25/2019 pass as amended
Citywide Mandatory
Housing Affordability
(MHA)

Pass

Action Text: The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 8 Chair Johnson, Member Bagshaw, Member González , Member Harrell,
Member Herbold, Member Juarez, Member Mosqueda, Member Sawant

Opposed: 0

- 1 City Council 03/18/2019 passed as
amended

Pass

Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 119443, Attachment 1, by substituting version 2 for version 1.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 119443 as amended.

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Juarez, Councilmember Mosqueda, Councilmember
O'Brien, Councilmember Sawant

Opposed: 0

- 2 City Clerk 03/19/2019 submitted for Mayor
Mayor's signature

Legislative Summary Continued (CB 119443)

- 2 Mayor 03/20/2019 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 2 Mayor 03/20/2019 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 2 City Clerk 03/20/2019 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE

ORDINANCE 125790

COUNCIL BILL 119443

AN ORDINANCE relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

WHEREAS, The City of Seattle ("City") adopted a Comprehensive Plan through Ordinance 117221 in 1994 and most recently adopted an amended Comprehensive Plan in 2018; and

WHEREAS, the Growth Management Act authorizes annual amendments to the City's Comprehensive Plan; and

WHEREAS, the changes to Neighborhood Plan policies and the boundaries of urban villages in this ordinance further the City's planning policies by strengthening the Urban Village Strategy, encouraging growth near transit and amenities, fostering a greater diversity of housing options, addressing housing affordability, supporting the implementation of Mandatory Housing Affordability requirements, and promoting social equity and environmental sustainability; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments and other changes to implement the Mandatory Housing Affordability program to comply with the Growth Management Act, including requirements for early and continuous public participation in the development and amendment of the City's Comprehensive Plan; and

WHEREAS, the Council has reviewed and considered the Director's Report, public testimony made at the public hearings, and other pertinent material regarding all the proposed amendments; and

1 WHEREAS, the Council finds that these amendments to the Comprehensive Plan are consistent
2 with the Growth Management Act, and will protect and promote the health, safety, and
3 welfare of the general public; NOW, THEREFORE,

4 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

5 Section 1. The Seattle Comprehensive Plan, as last amended by Ordinance 125732, is
6 amended as follows:

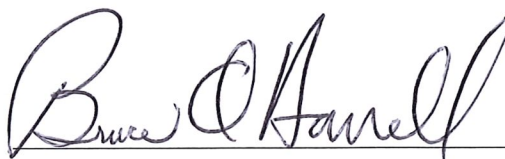
7 A. Amendments to the Growth Strategy Element, as shown in Attachment 1 to this
8 ordinance;

9 B. Amendments to Neighborhood Plans, as shown in Attachment 2 to this ordinance; and

10 C. Amendments to the Future Land Use Map, as shown in Attachments 3 through 12 to
11 this ordinance.

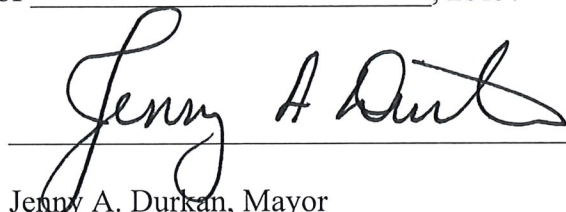
Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 18th day of March, 2019,
and signed by me in open session in authentication of its passage this 18th day of
March, 2019.



President _____ of the City Council

Approved by me this 20th day of March, 2019.



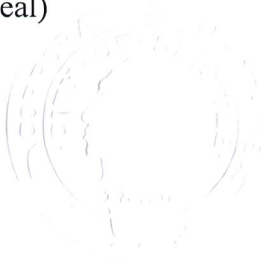
Jenny A. Durkan, Mayor

Filed by me this 20th day of MARCH, 2019.



Monica Martinez Simmons, City Clerk

(Seal)



1 Attachments:

2 Attachment 1 – Amendments to Growth Strategy Element

3 Attachment 2 – Amendments to Neighborhood Plans

4 Attachment 3 – Amendments to the Future Land Use Map in 23rd & Union-Jackson

5 Attachment 4 – Amendments to the Future Land Use Map in Ballard

6 Attachment 5 – Amendments to the Future Land Use Map in Columbia City

7 Attachment 6 – Amendments to the Future Land Use Map in Crown Hill

8 Attachment 7 – Amendments to the Future Land Use Map in North Beacon Hill

9 Attachment 8 – Amendments to the Future Land Use Map in North Rainier

10 Attachment 9 – Amendments to the Future Land Use Map in Othello

11 Attachment 10 – Amendments to the Future Land Use Map in Rainier Beach

12 Attachment 11 – Amendments to the Future Land Use Map in Roosevelt

13 Attachment 12 – Amendments to the Future Land Use Map in West Seattle Junction

14 Attachment 13 – Amendments to the Future Land Use Map in Northgate

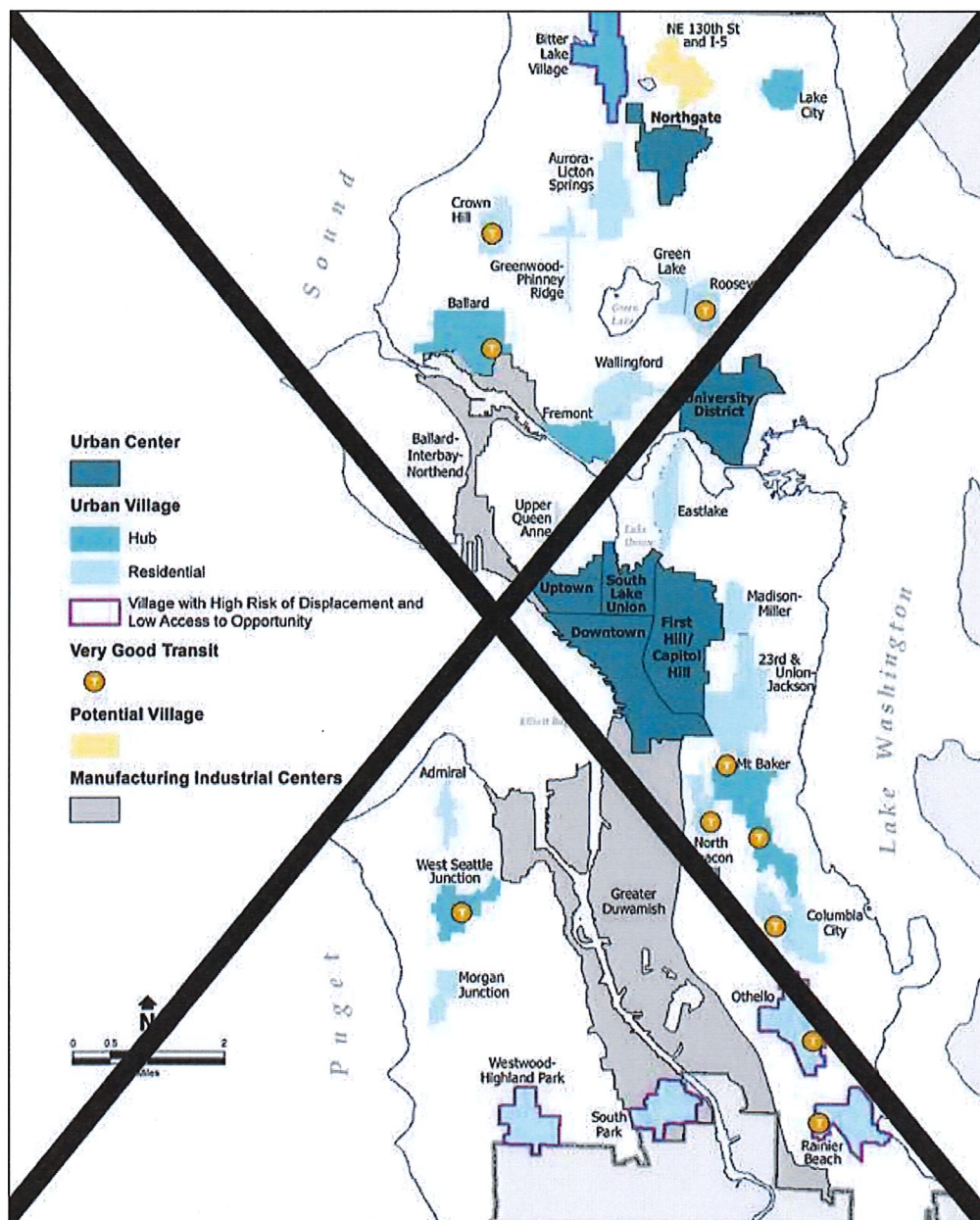
Attachment 1: Amendments to Growth Strategy Element

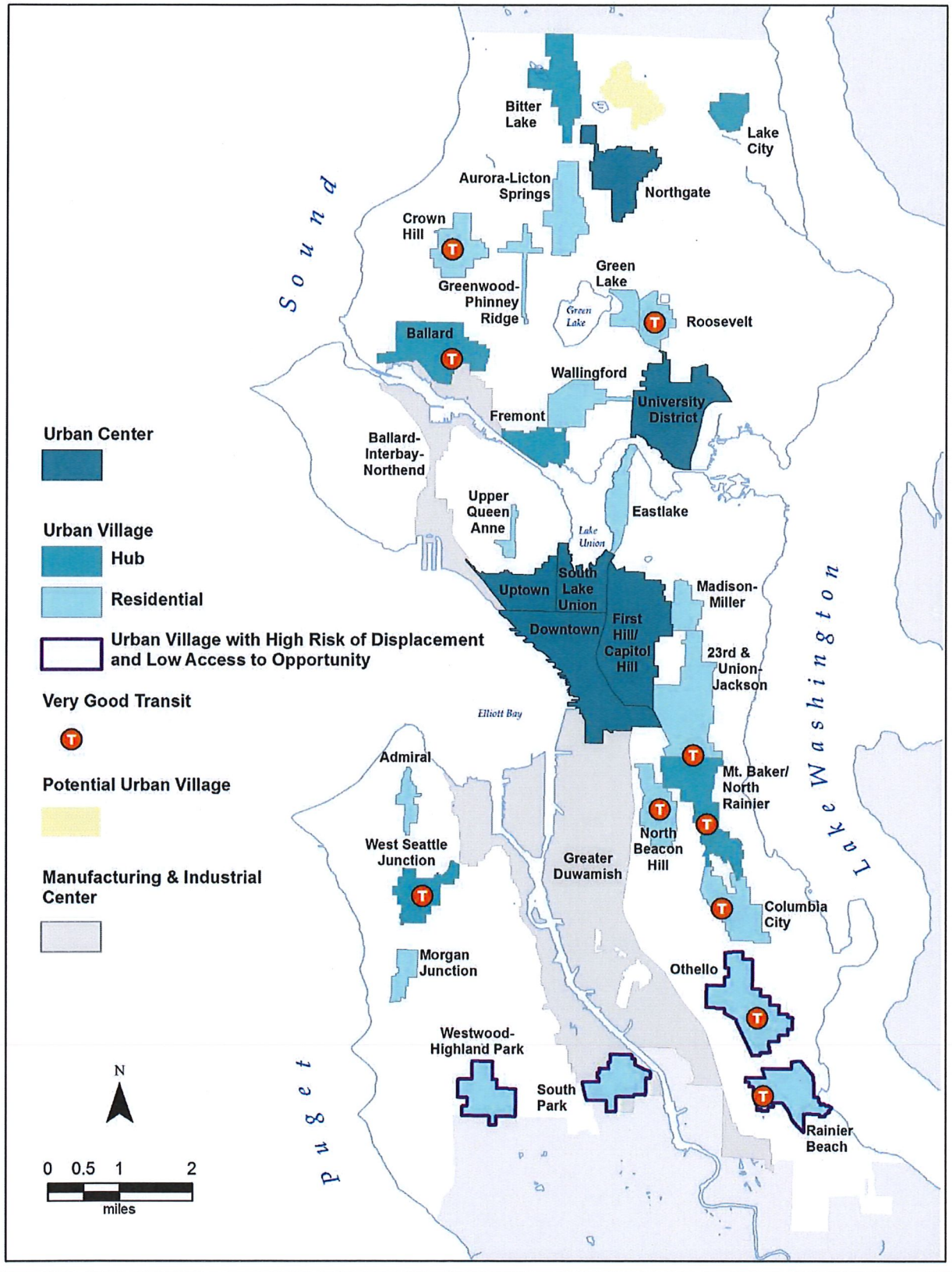
Growth Strategy

* * *

Growth Strategy Figure 4

Urban Centers, Urban Villages, Manufacturing/Industrial Centers





Attachment 2: Amendments to Neighborhood Plans

ADOPTED NEIGHBORHOOD PLANS

* * *

AURORA-LICTON

* * *

DESIGNATION OF THE AURORA-LICTON

RESIDENTIAL URBAN VILLAGE POLICIES

* * *

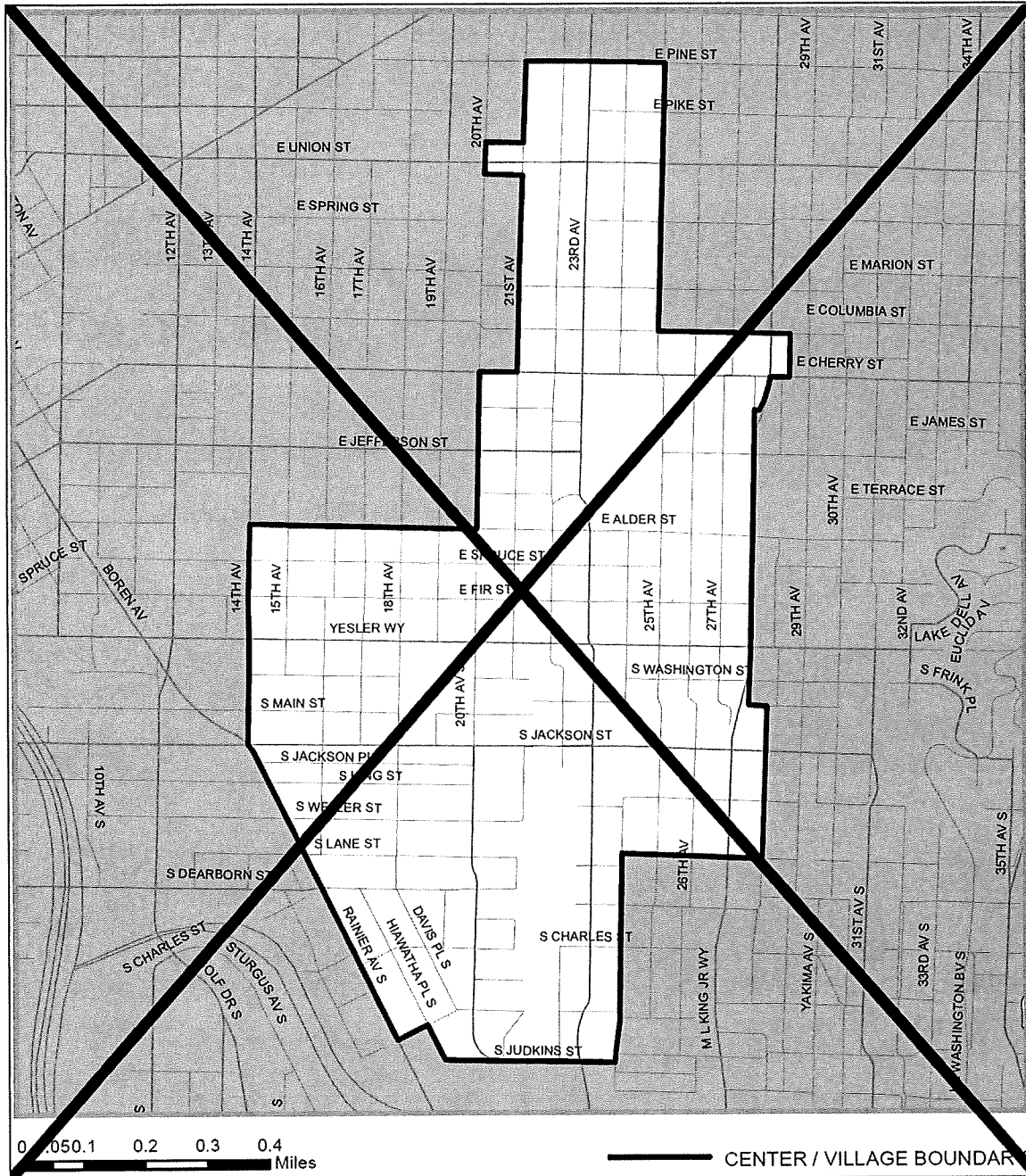
AL-P2 ~~((Protect))~~ Maintain the physical character ~~((and integrity))~~ of ~~((Aurora-Licton's single-family))~~ historically lower-density areas ~~((within the boundaries))~~ of the ~~((Aurora-Licton))~~ urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.

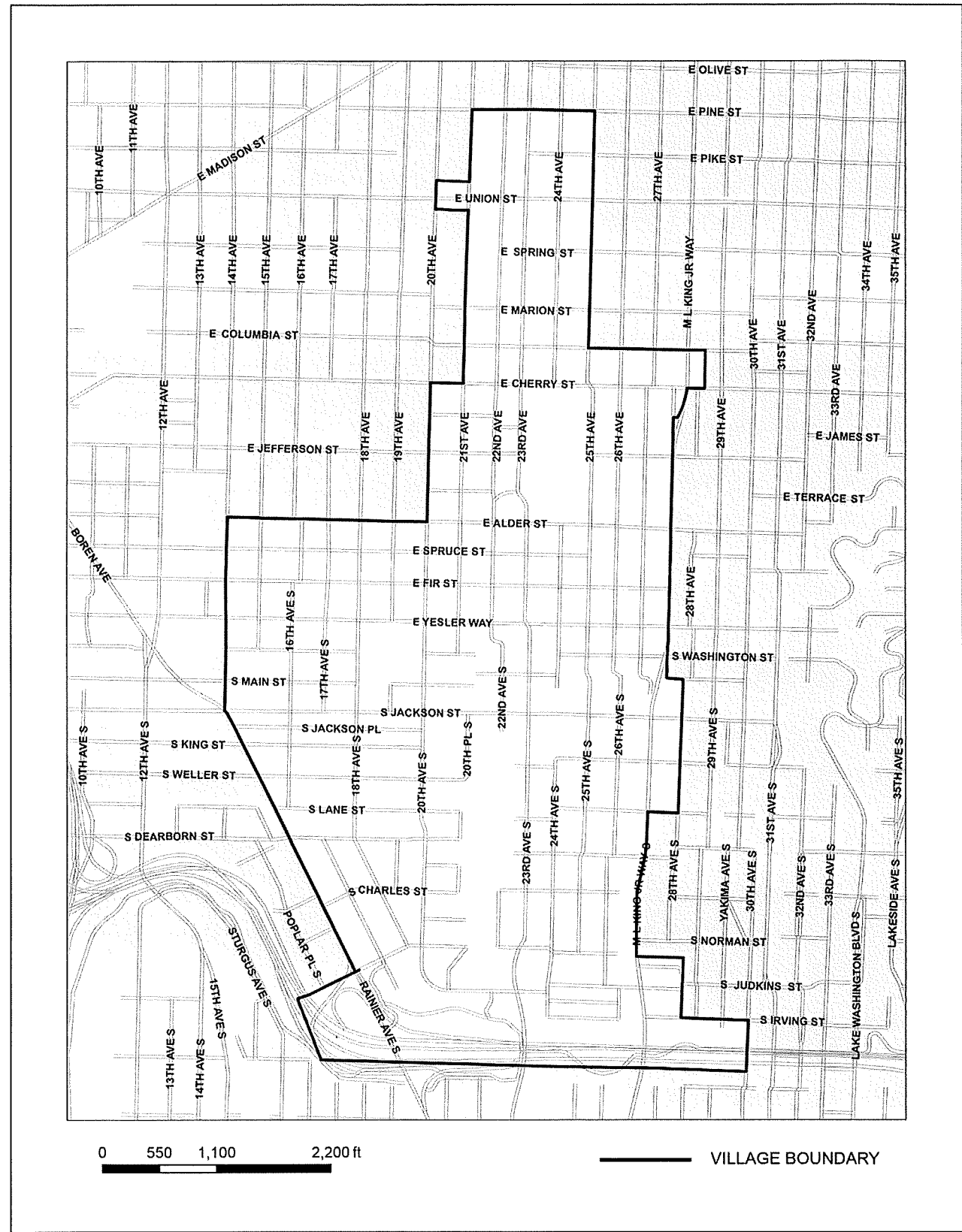
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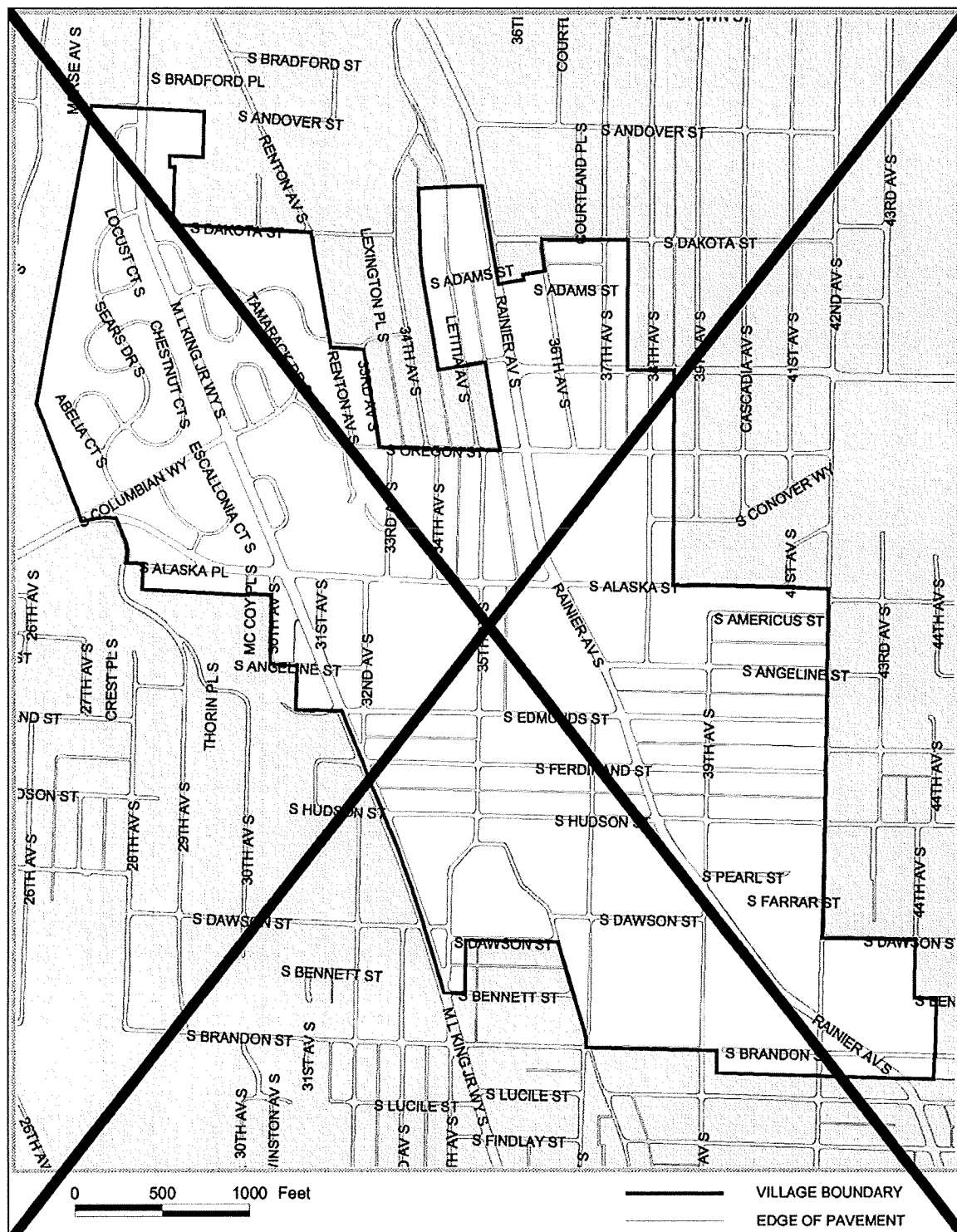
23RD & UNION-JACKSON

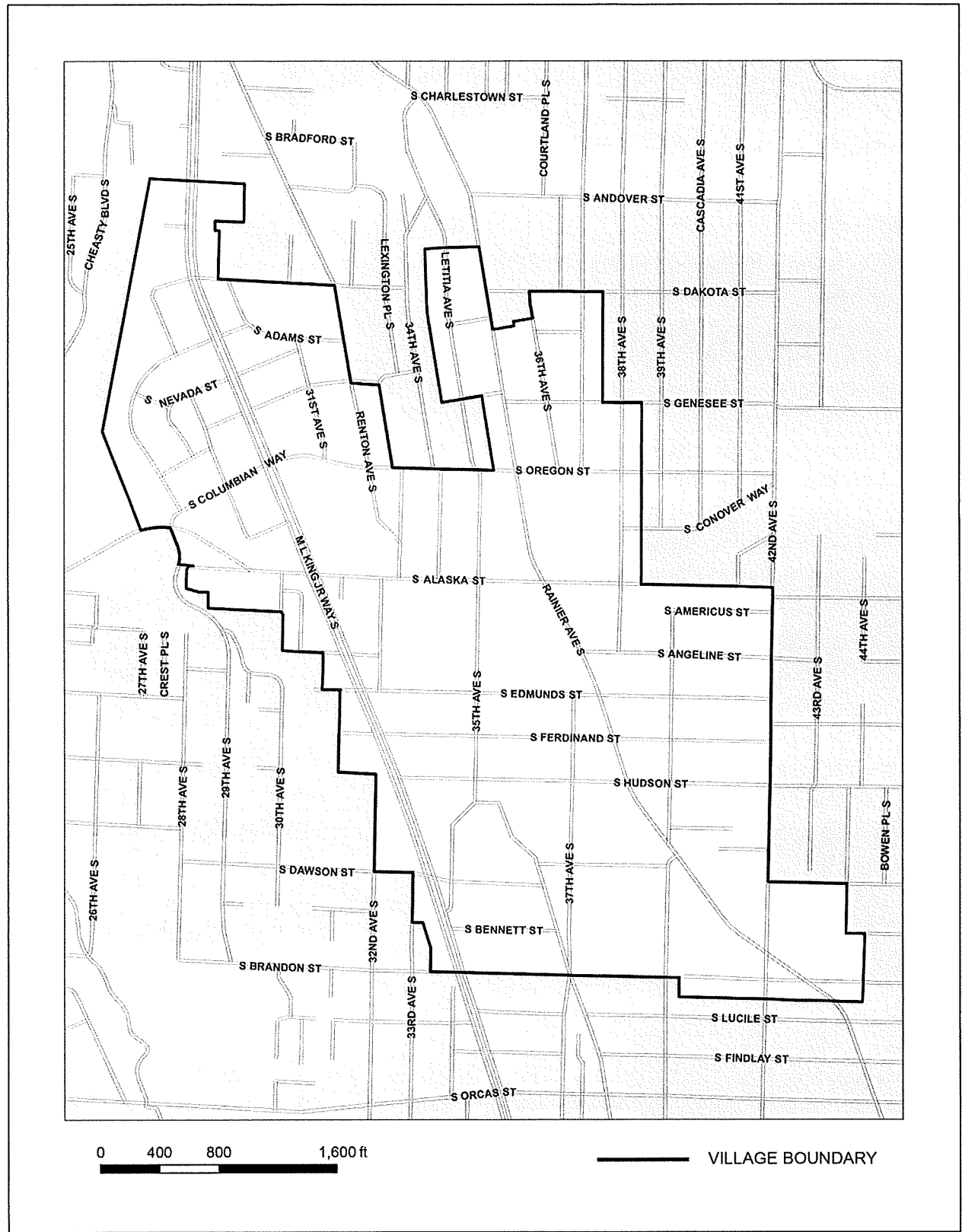
Residential Urban Village





Residential Urban Village





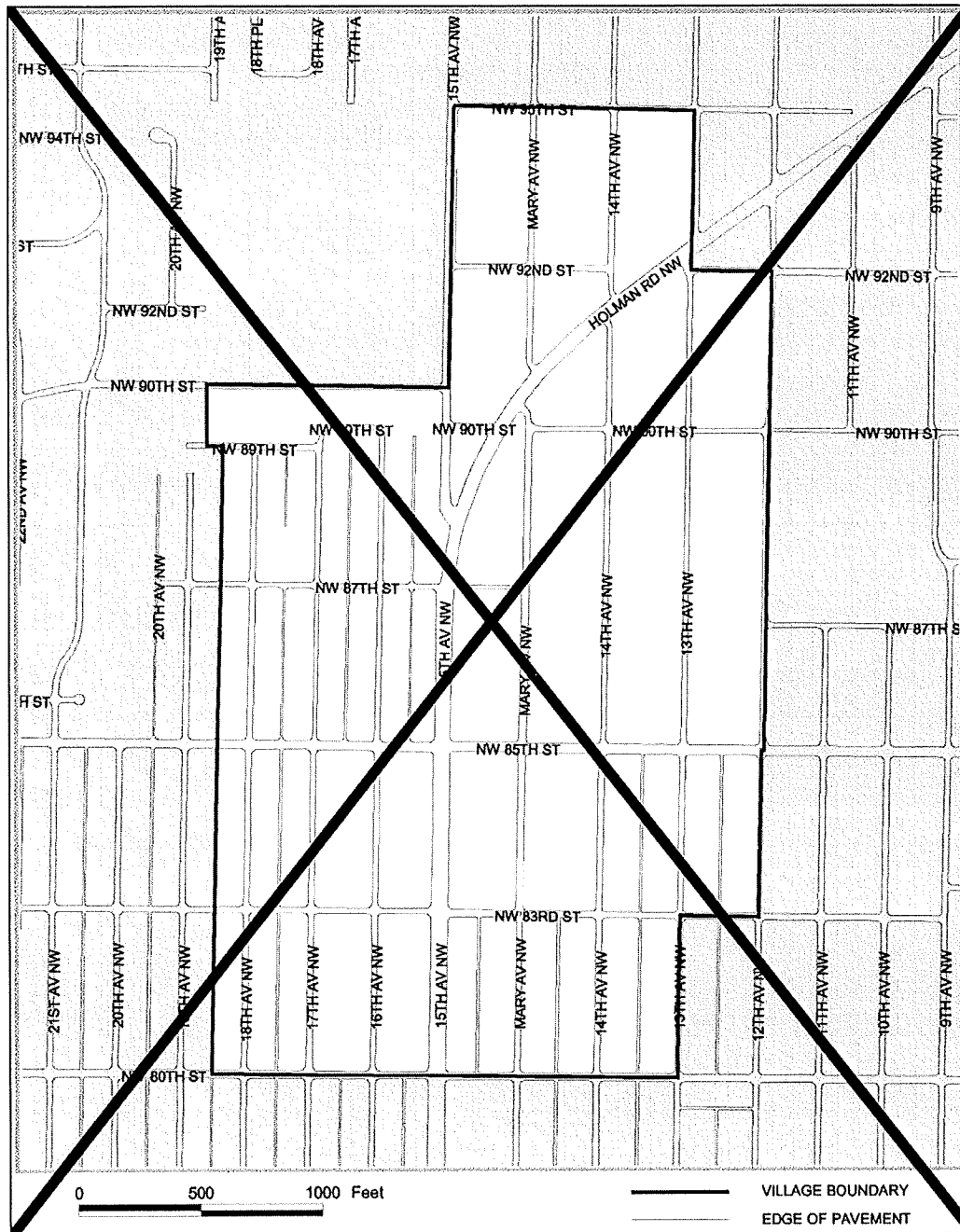
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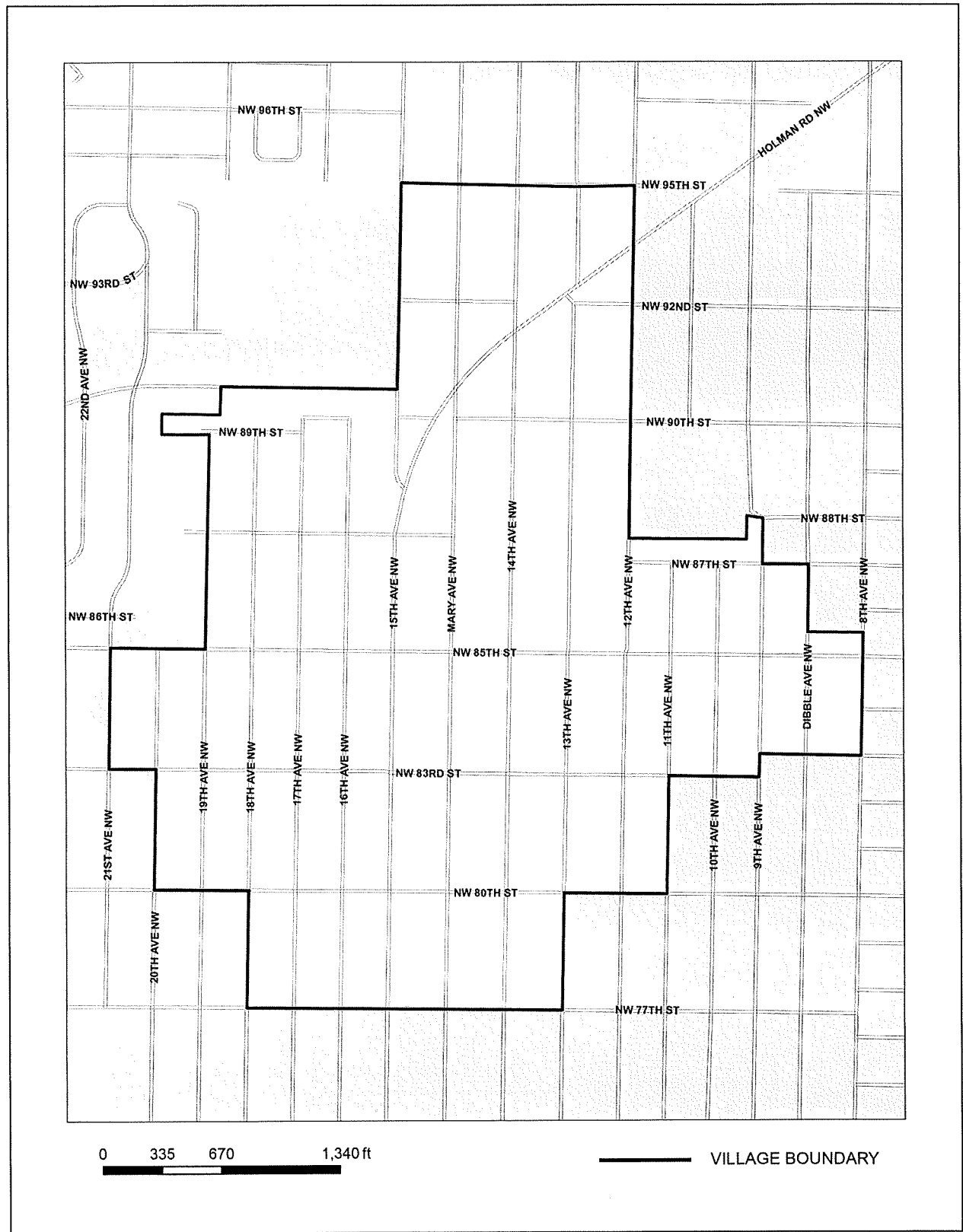
CROWN HILL/BALLARD

* * *

CROWN HILL

Residential Urban Village

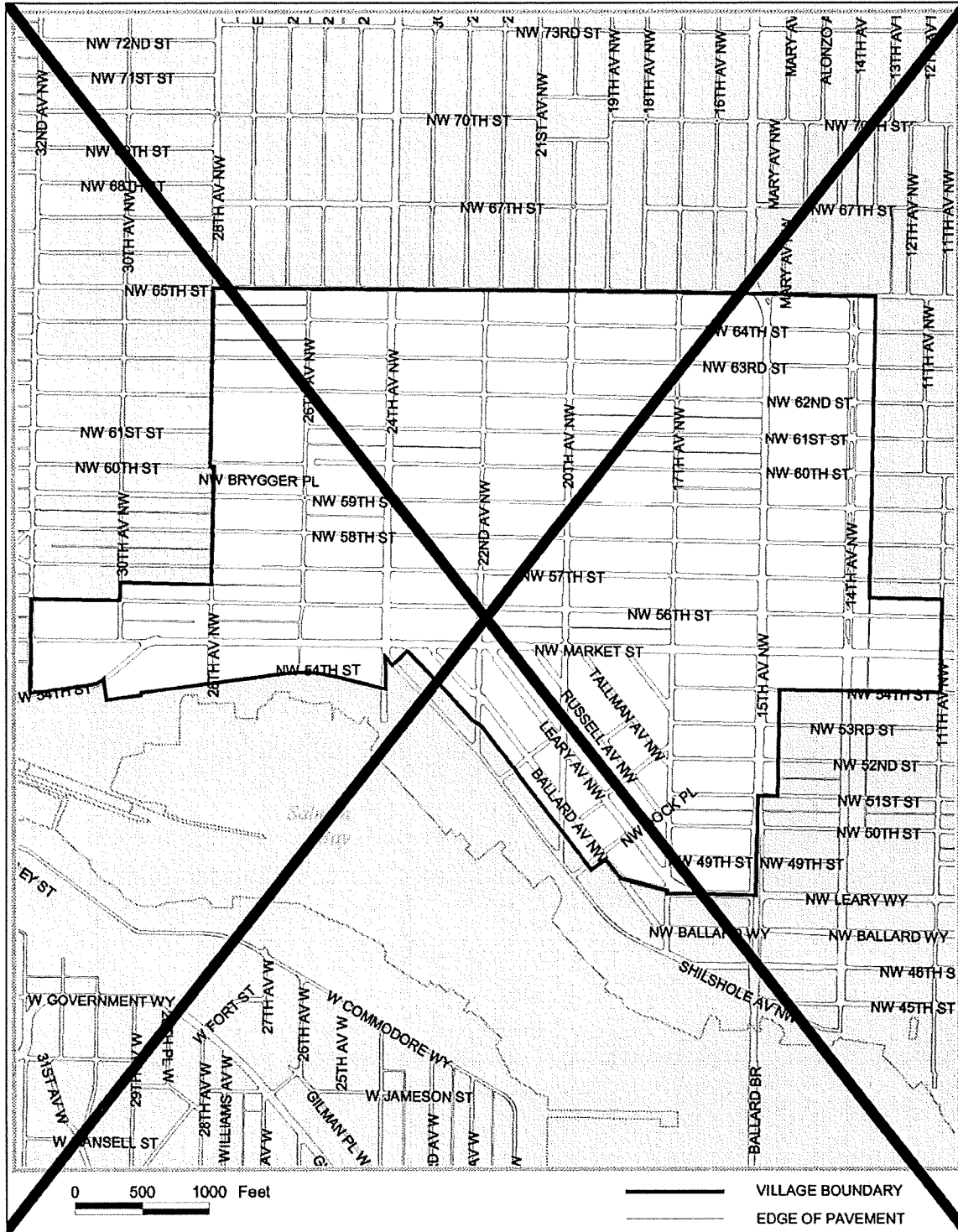


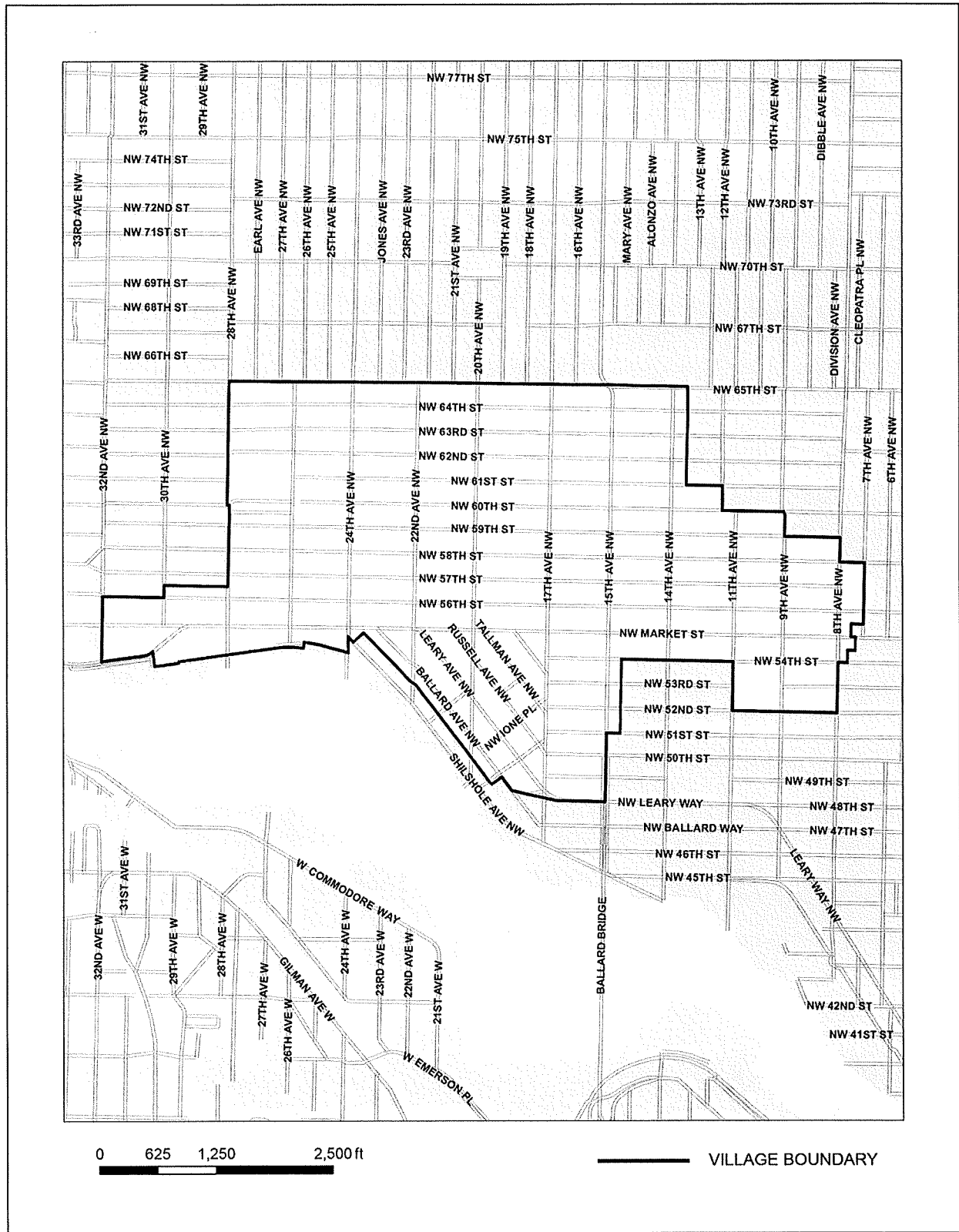


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BALLARD

Hub Urban Village





FREMONT

* * *

COMMUNITY CHARACTER POLICIES

* * *

F-P13 (~~In the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.))~~ [RESERVED]

* * *

MORGAN JUNCTION

* * *

HOUSING AND LAND USE POLICIES

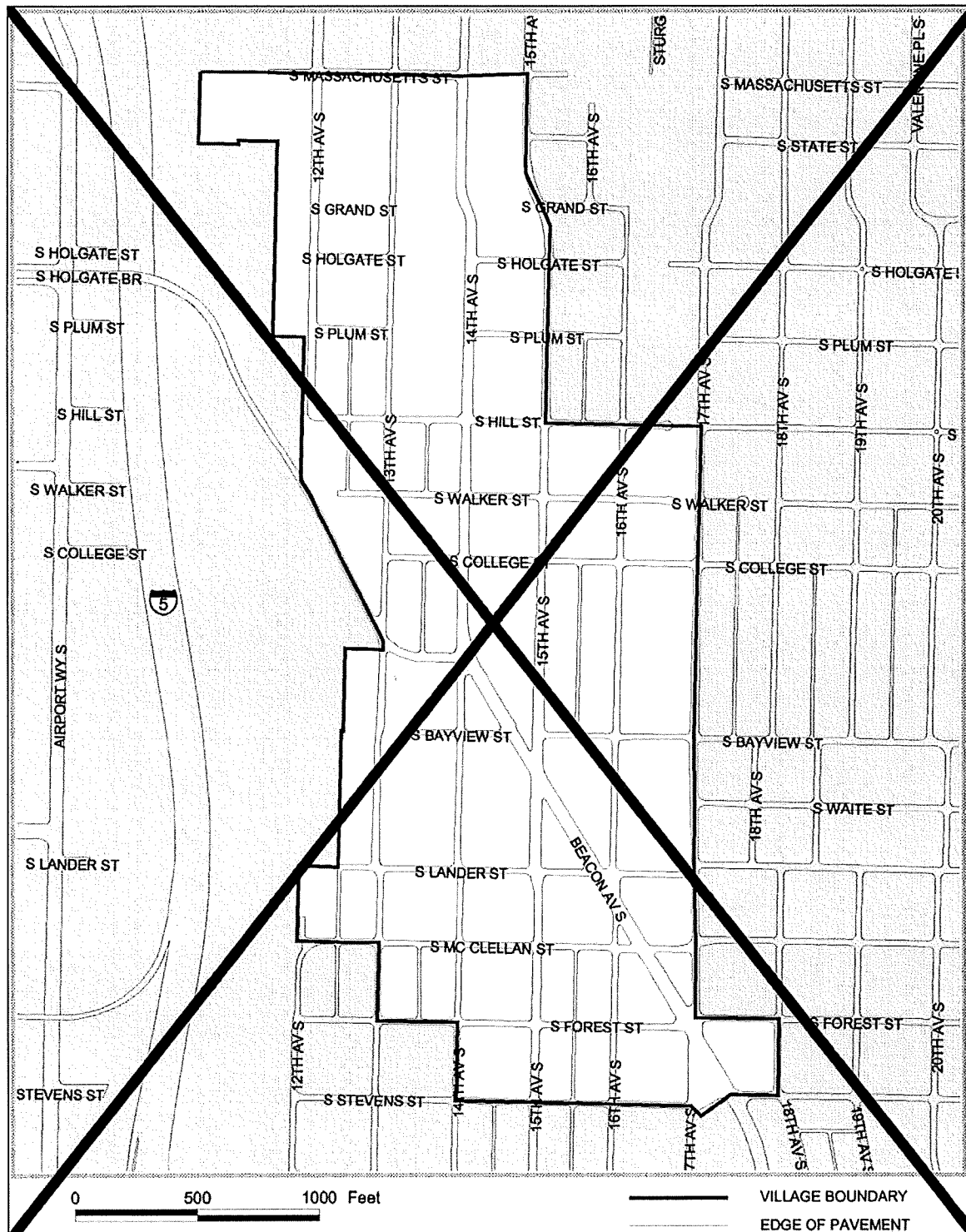
MJ-P13 Maintain the physical character and ~~((integrity))~~ scale of ~~((the existing))~~ historically single-family ~~((designated))~~ housing areas within the urban village by ~~((maintaining current single-family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6))~~ encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.

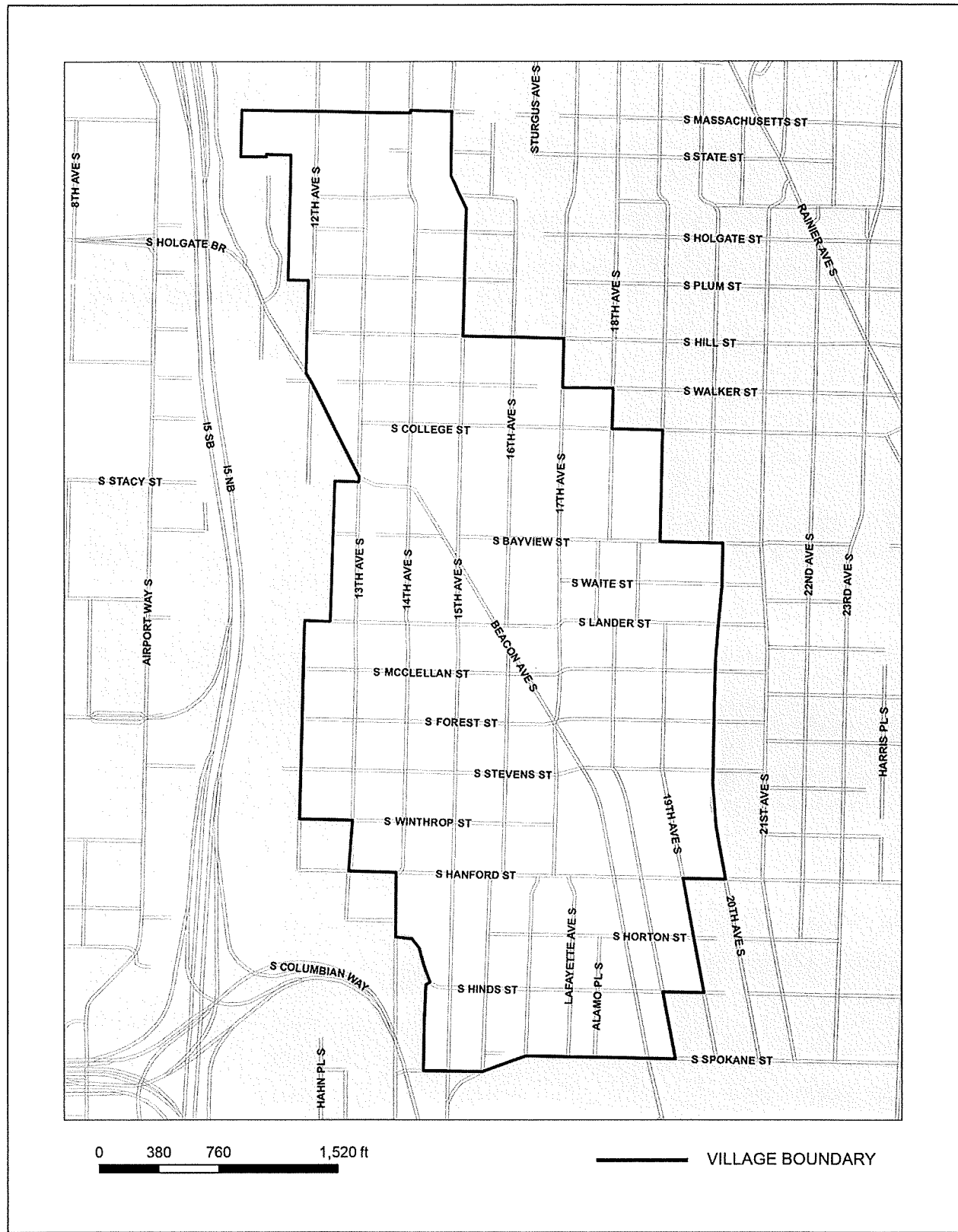
MJ-P14 ~~((Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area.))~~ Encourage a mix of housing stock to promote generational wealth creation through the retention or creation of affordable, entry-level, family-sized housing units that provide homeownership opportunities in the historically single-family housing areas of the urban village.

* * *

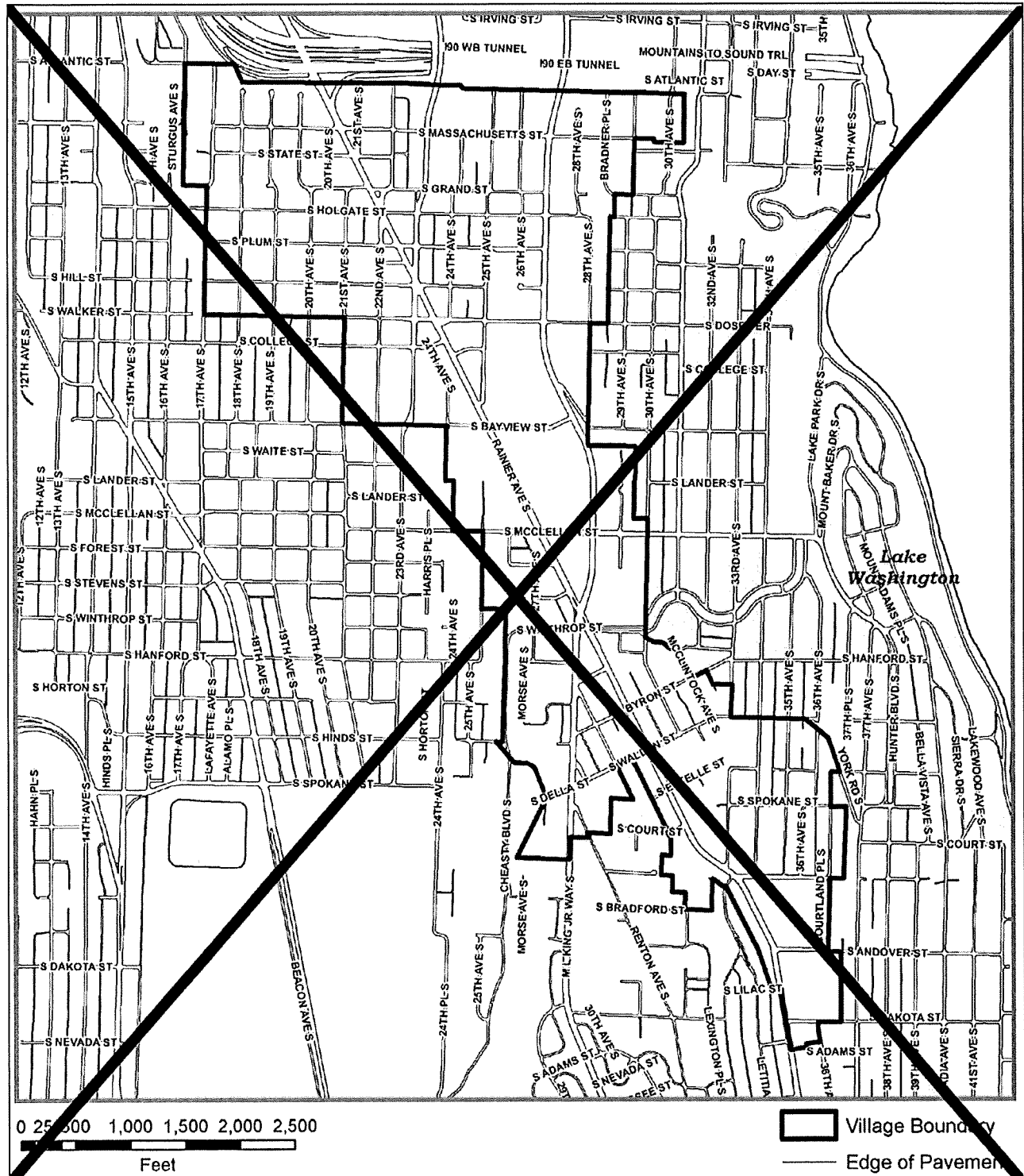
MJ-P23.1 Use community engagement and neighborhood planning tools to identify potential solutions for land use and housing affordability issues when more than 25 percent of the urban village could be affected by proposed zoning changes.

* * *





Hub Urban Village





* * *

HOUSING POLICIES

* * *

NR-P9 (~~Seek to maintain single family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single family zoned area within the urban village is appropriate for any of the small lot single family designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land.~~) Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in urban centers.

* * *

NORTHGATE

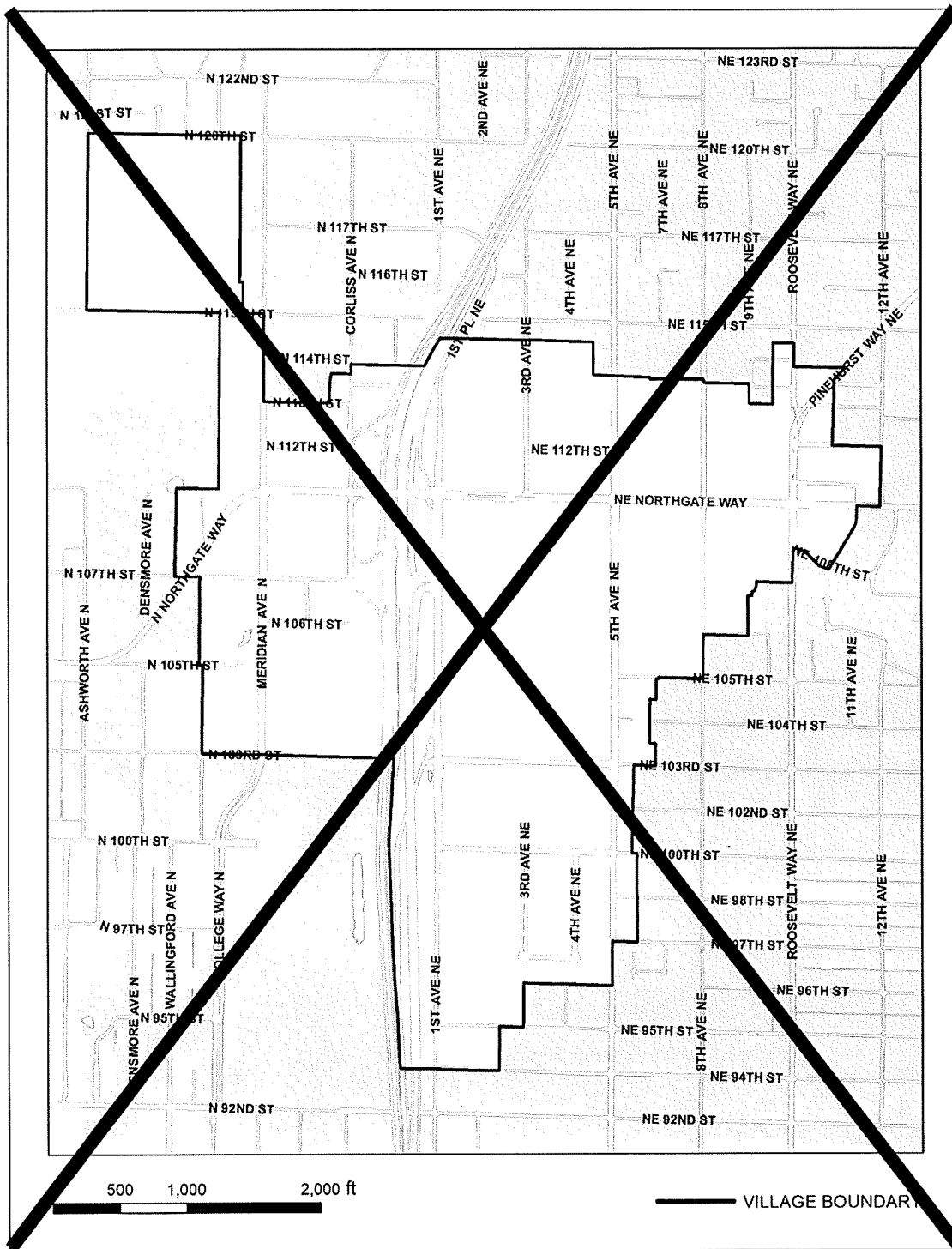
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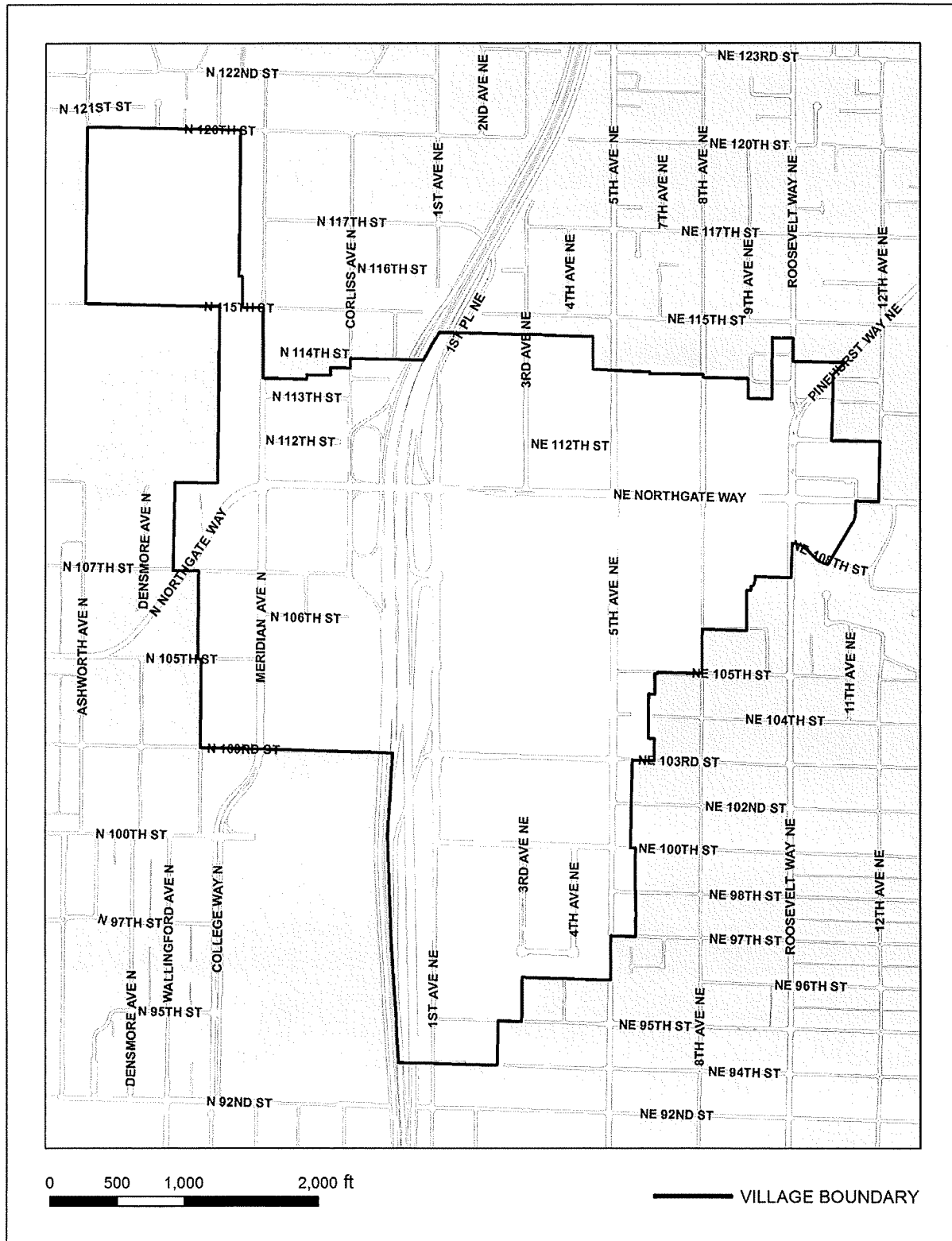
LAND USE & HOUSING POLICIES

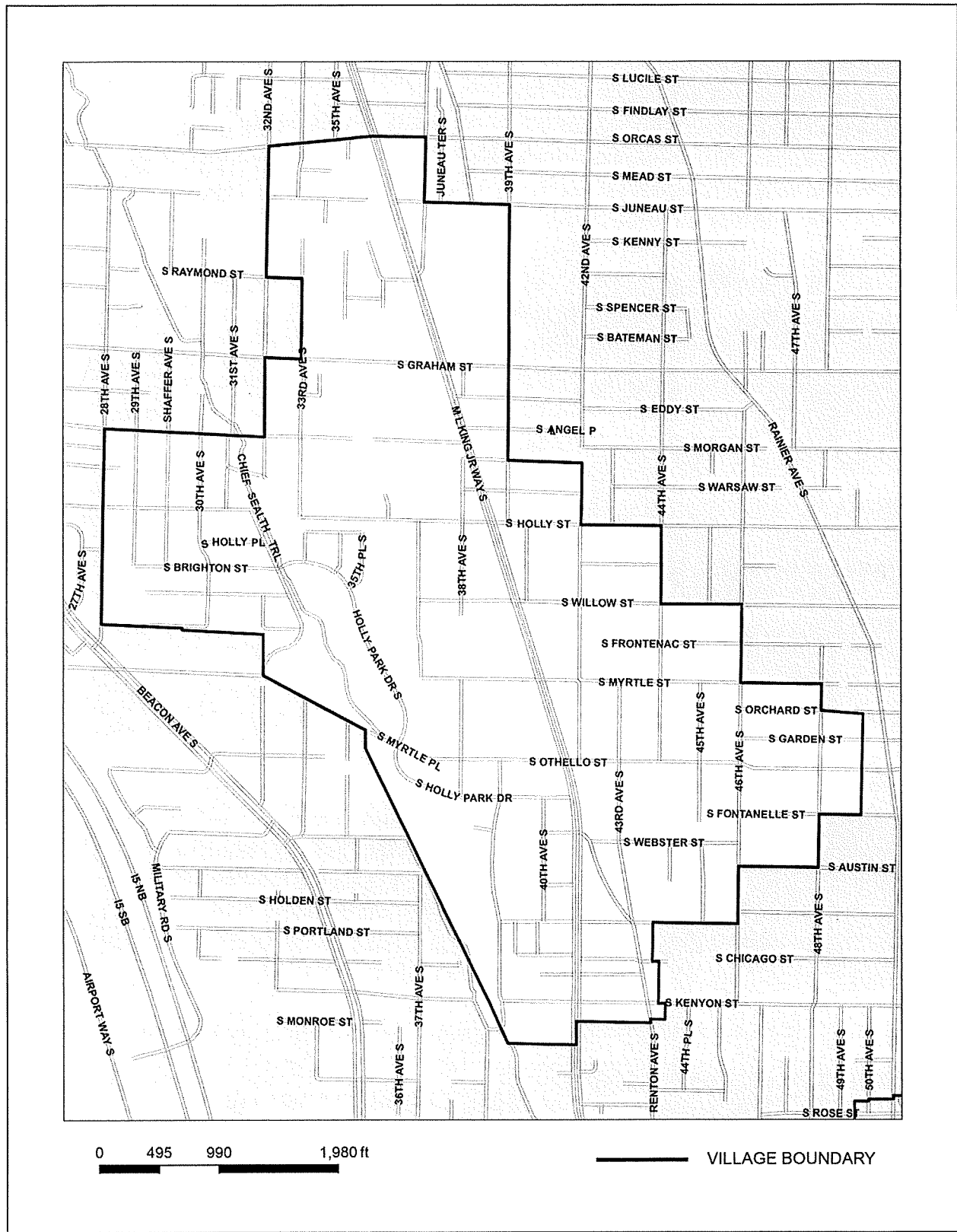
* * *

NG-P8 Maintain the physical character ~~((and integrity))~~ of ~~((the existing single-family zoned))~~
historically lower-density areas of the urban village by ~~((maintaining current single-~~
~~family-zoning on properties meeting the locational criteria for single-family zones.))~~
encouraging housing choices such as rowhouses, townhouses, and low-rise apartments.
Encourage primarily residential uses in these areas while allowing for commercial and
retail services for the village and surrounding area.

* * *

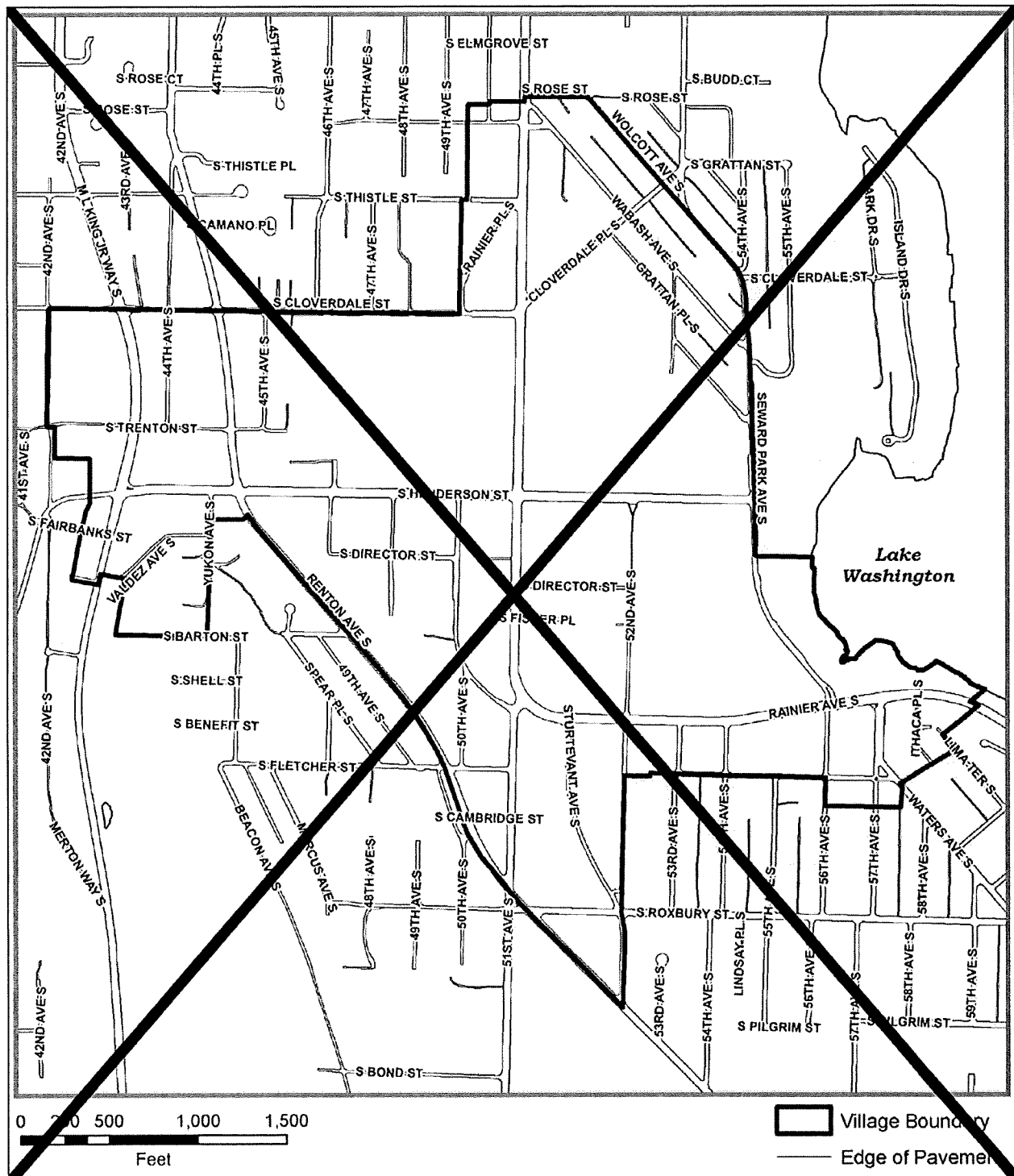


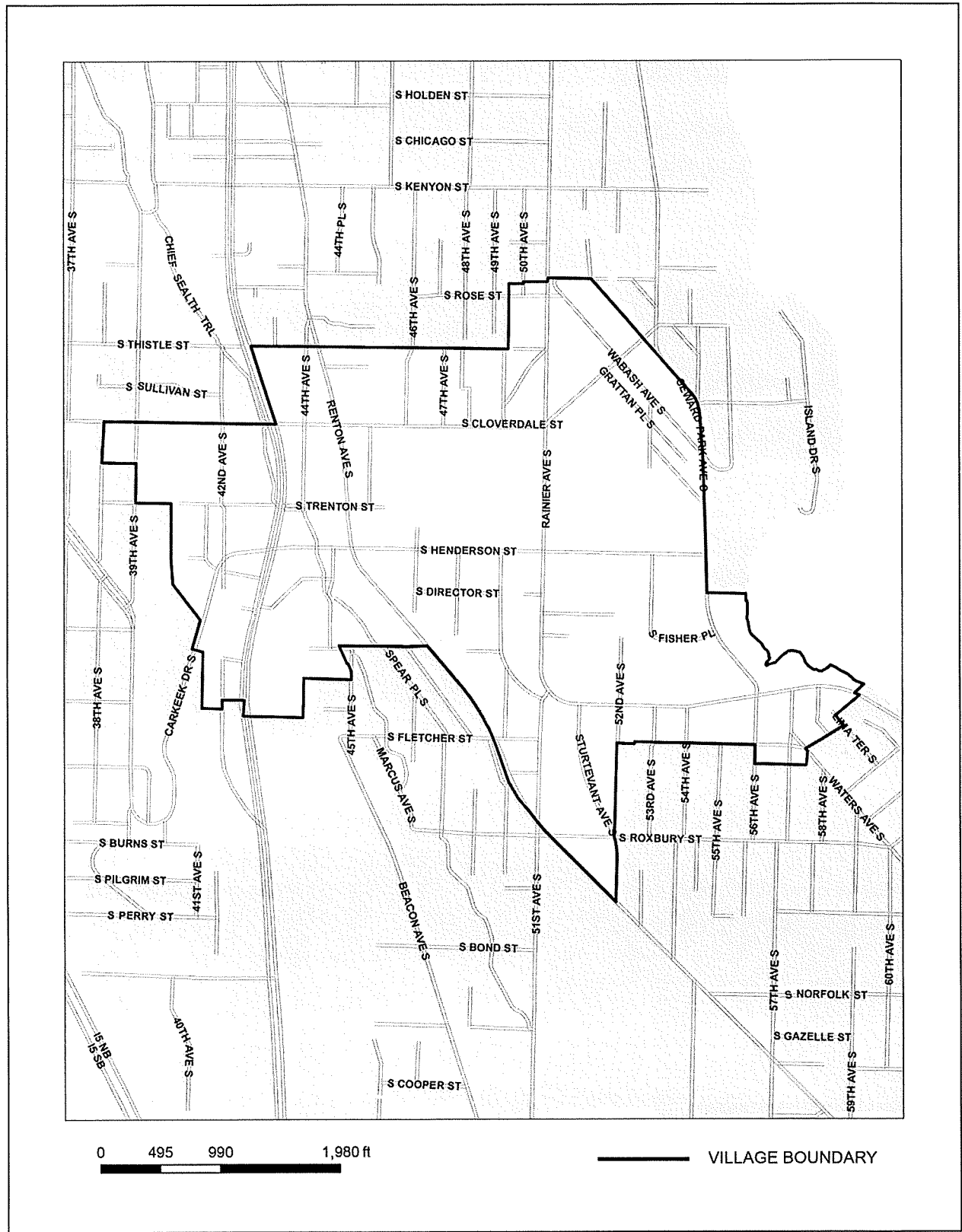




RAINIER BEACH

Residential Urban Village





ROOSEVELT

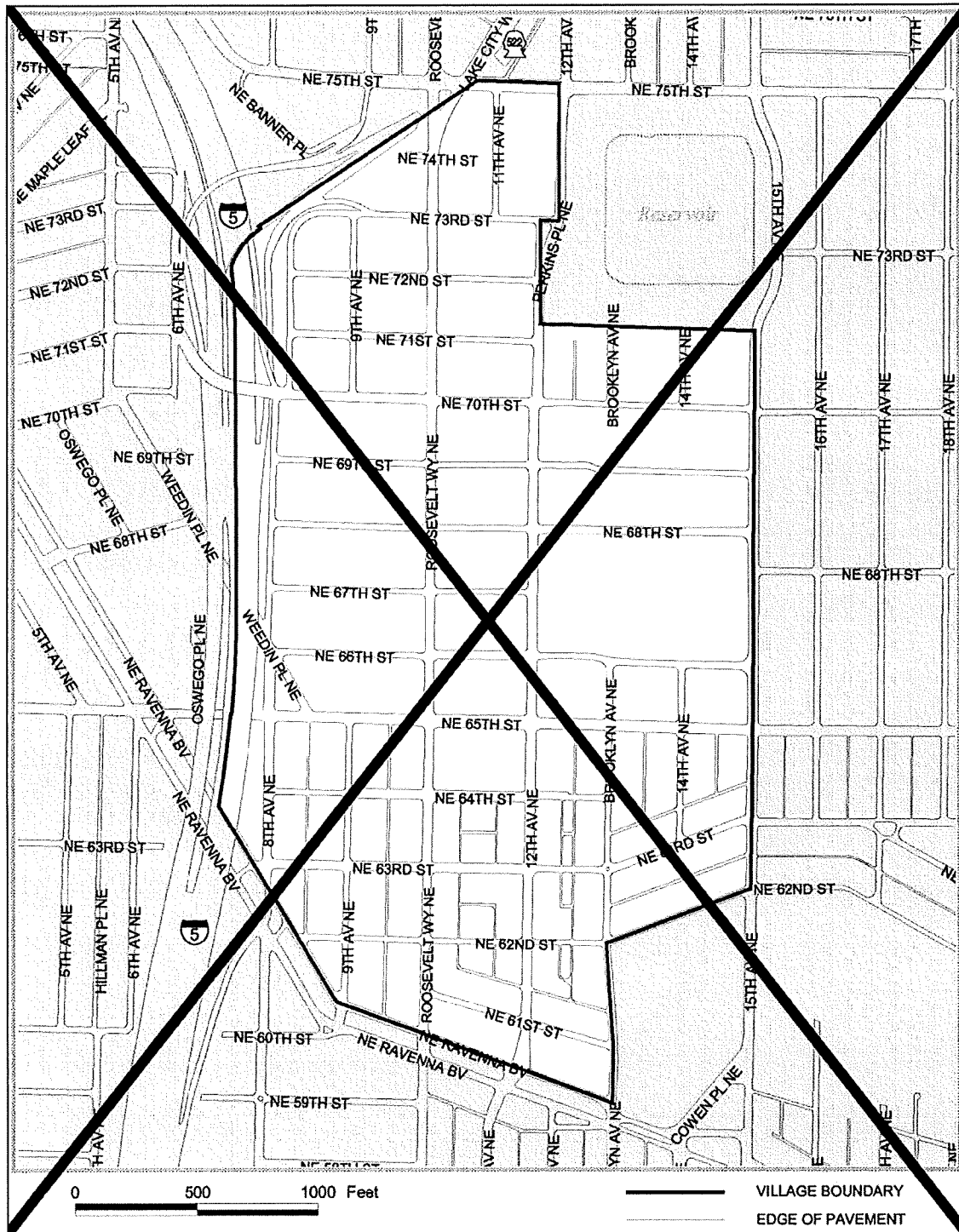
LAND USE GOALS

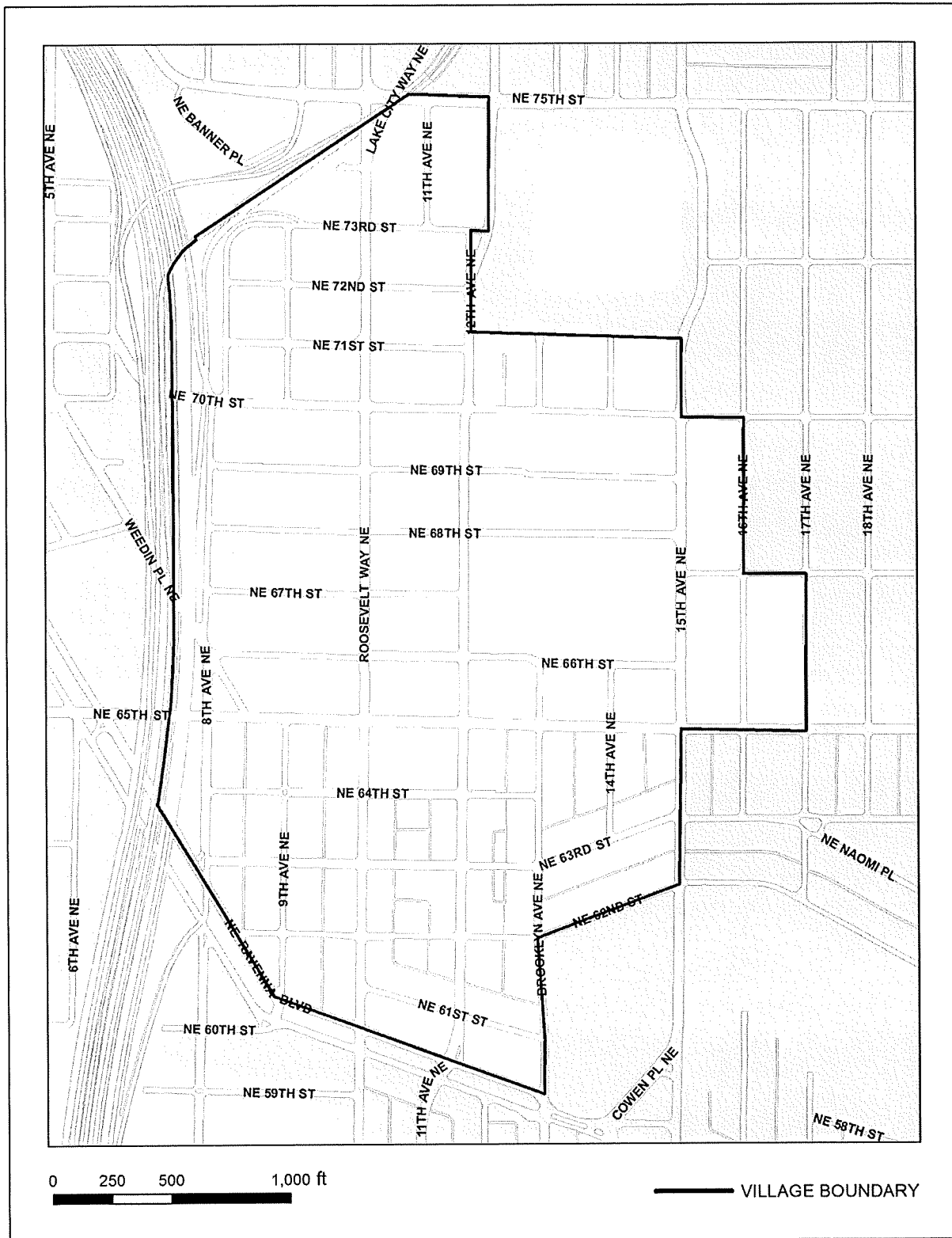
R-LUG1 ~~((Foster development in a way that preserves single-family residentially-zoned enclaves and provides))~~ Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Provide appropriate transitions from these areas to more dense ((, or incompatible,)) uses.

* * *

ROOSEVELT

Residential Urban Village





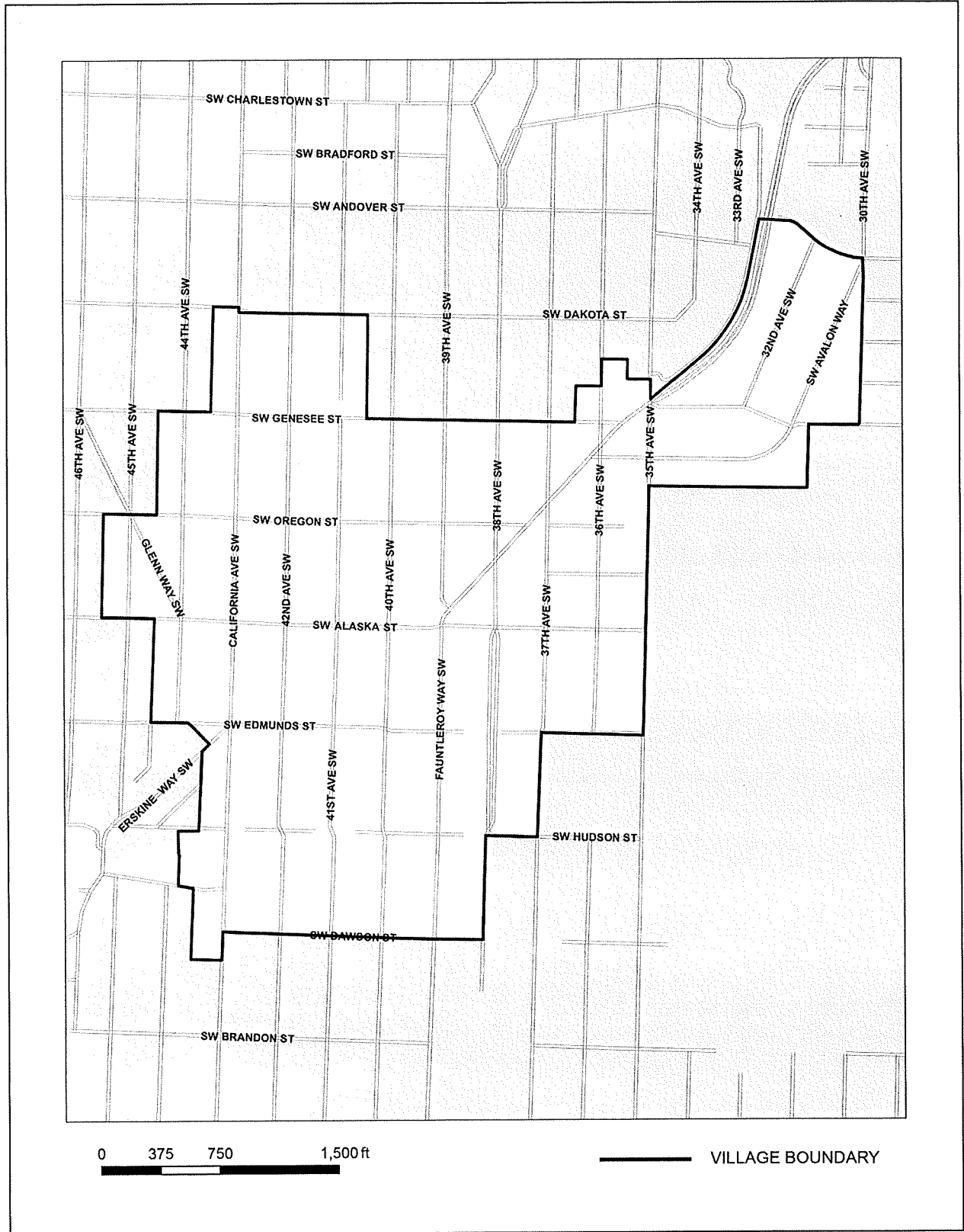
WALLINGFORD

* * *

URBAN VILLAGES POLICIES

W-P1 ~~((Protect the character and integrity of Wallingford's single-family areas.))~~ Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.

* * *



HOUSING & LAND USE POLICIES

WSJ-P13 Maintain ~~((the))~~ a character and ~~((integrity))~~ scale in historically single-family areas similar to ~~((of))~~ the existing single-family housing ~~((areas))~~.

* * *

Westwood/Highland Park

* * *

COMMUNITY CHARACTER POLICIES

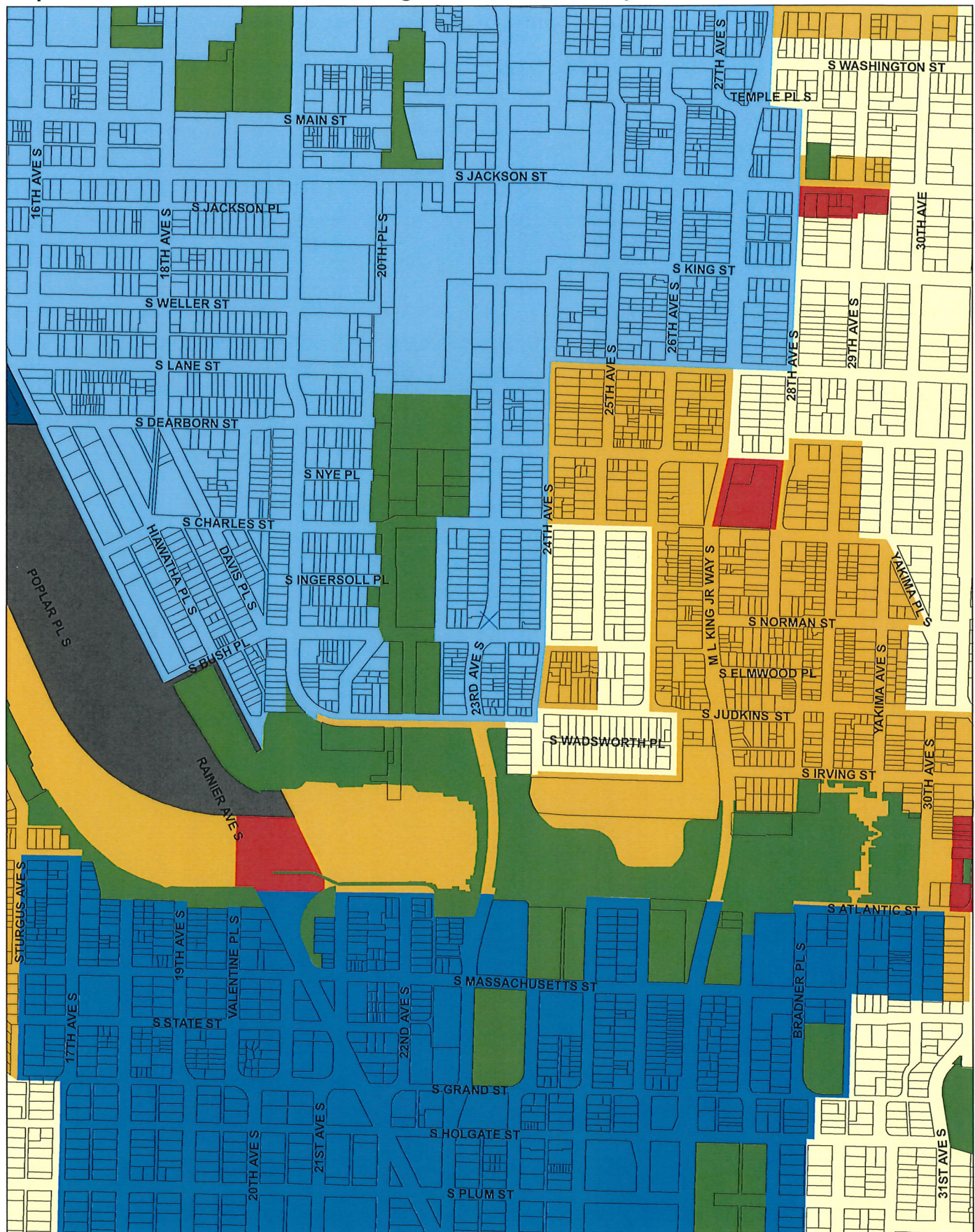
* * *

W/HP-P3 ~~((Strive to preserve existing single-family areas and increase))~~ Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

* * *

W/HP-P18 Seek to maintain a ~~((the))~~ character and ~~((integrity))~~ scale in historically single-family areas similar to ~~((of))~~ the existing single-family areas.

Map 3a: 23rd & Union-Jackson Existing Future Land Use Map



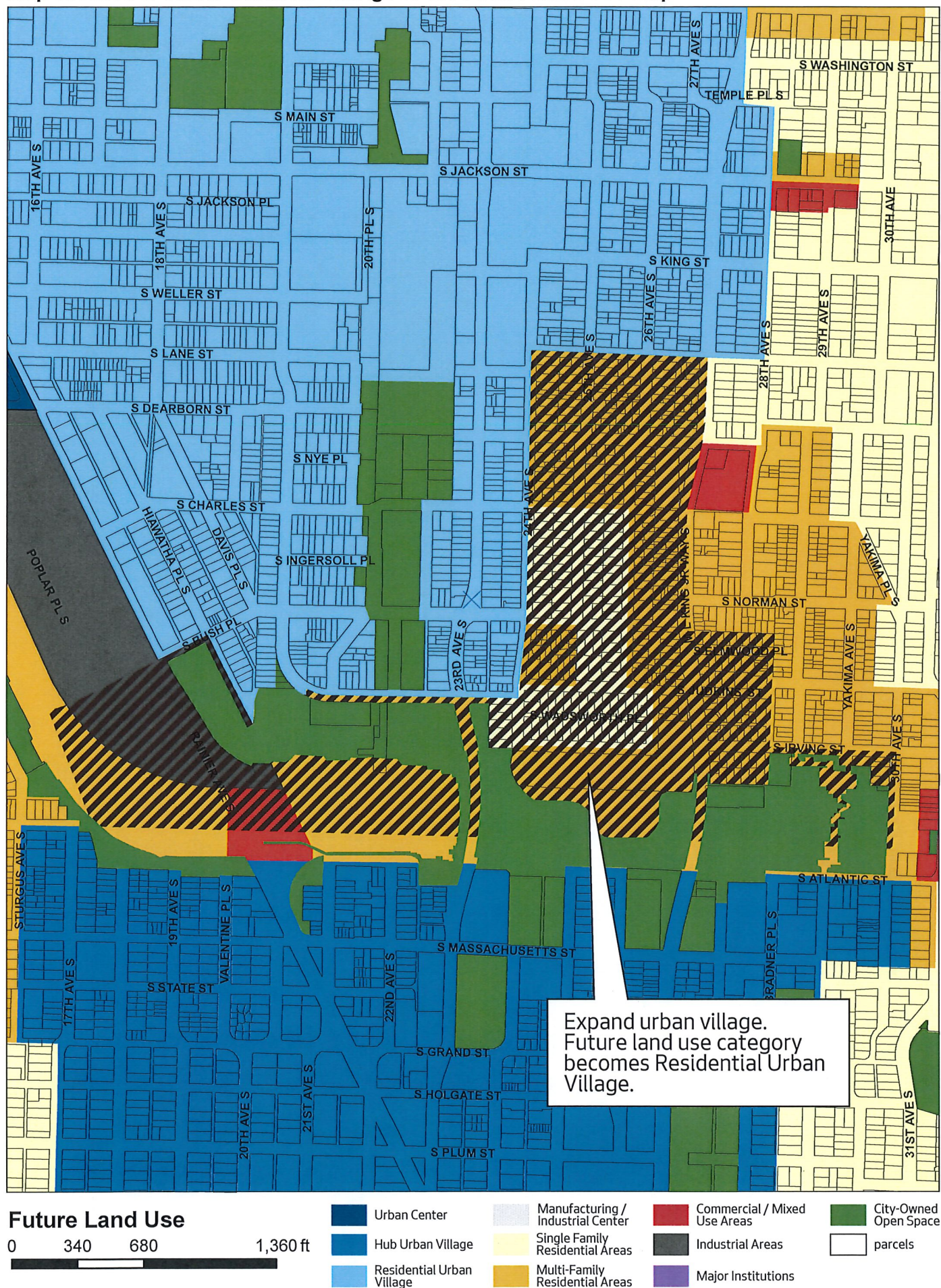
Future Land Use

0 340 680 1,360 ft

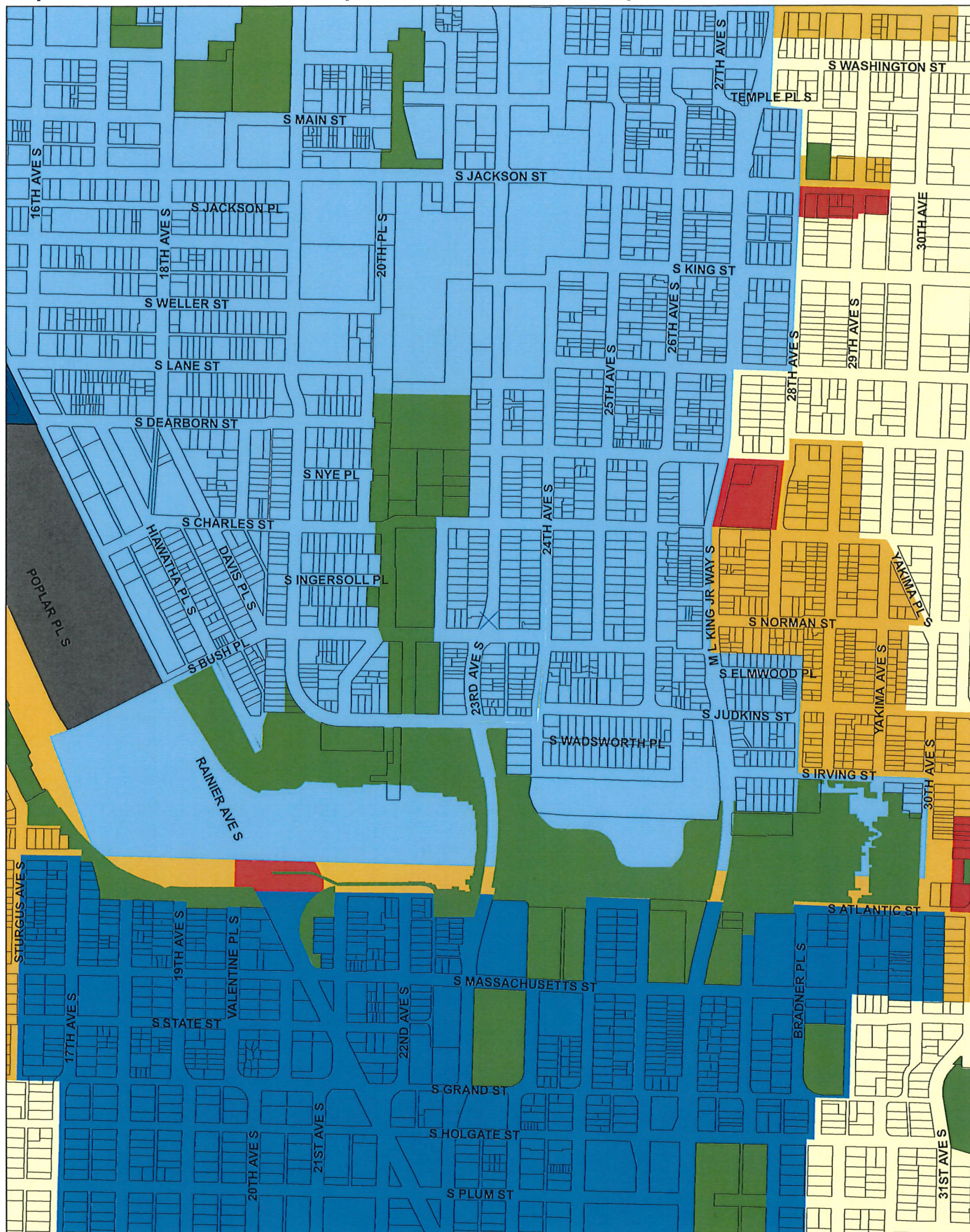


- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 3b: 23rd & Union—Jackson Change to the Future Land Use Map



Map 3c: 23rd & Union-Jackson Updated Future Land Use Map



Future Land Use

0 340 680 1,360 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 4a: Ballard Existing Future Land Use Map

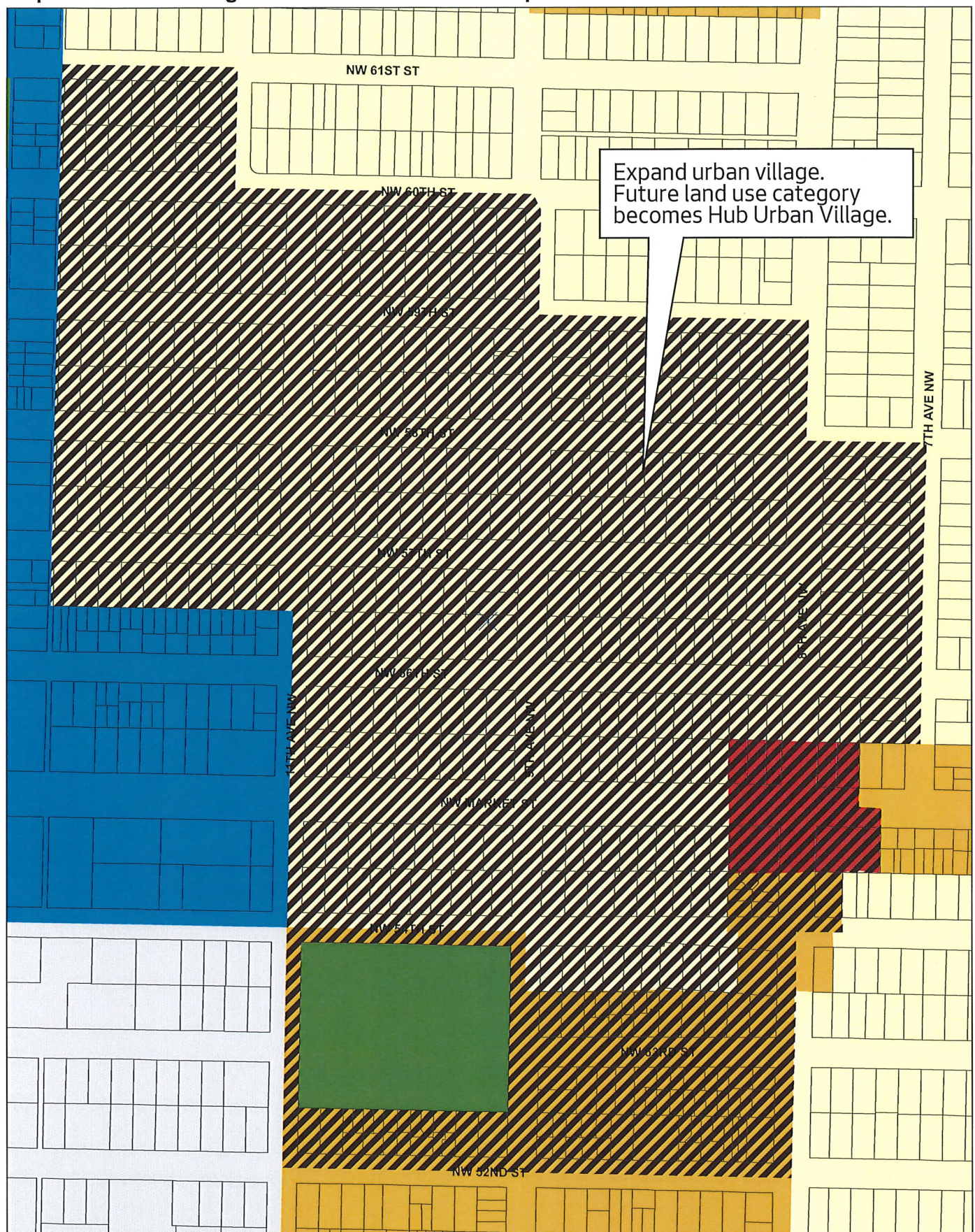


Future Land Use

0 155 310 620 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 4b: Ballard Change to the Future Land Use Map



Future Land Use

0 155 310 620 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 4c: Ballard Updated Future Land Use Map

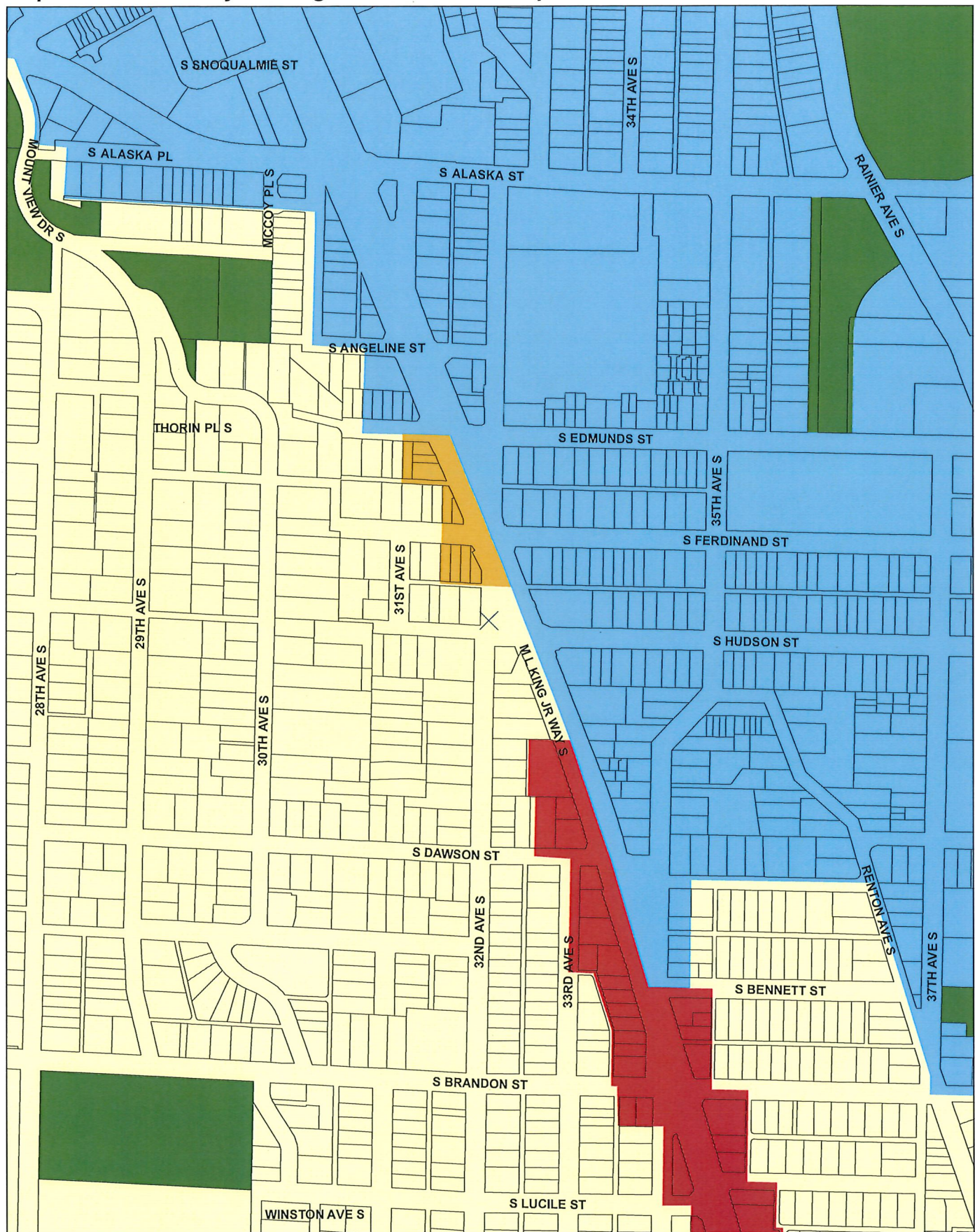


Future Land Use

0 155 310 620 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 5a: Columbia City Existing Future Land Use Map

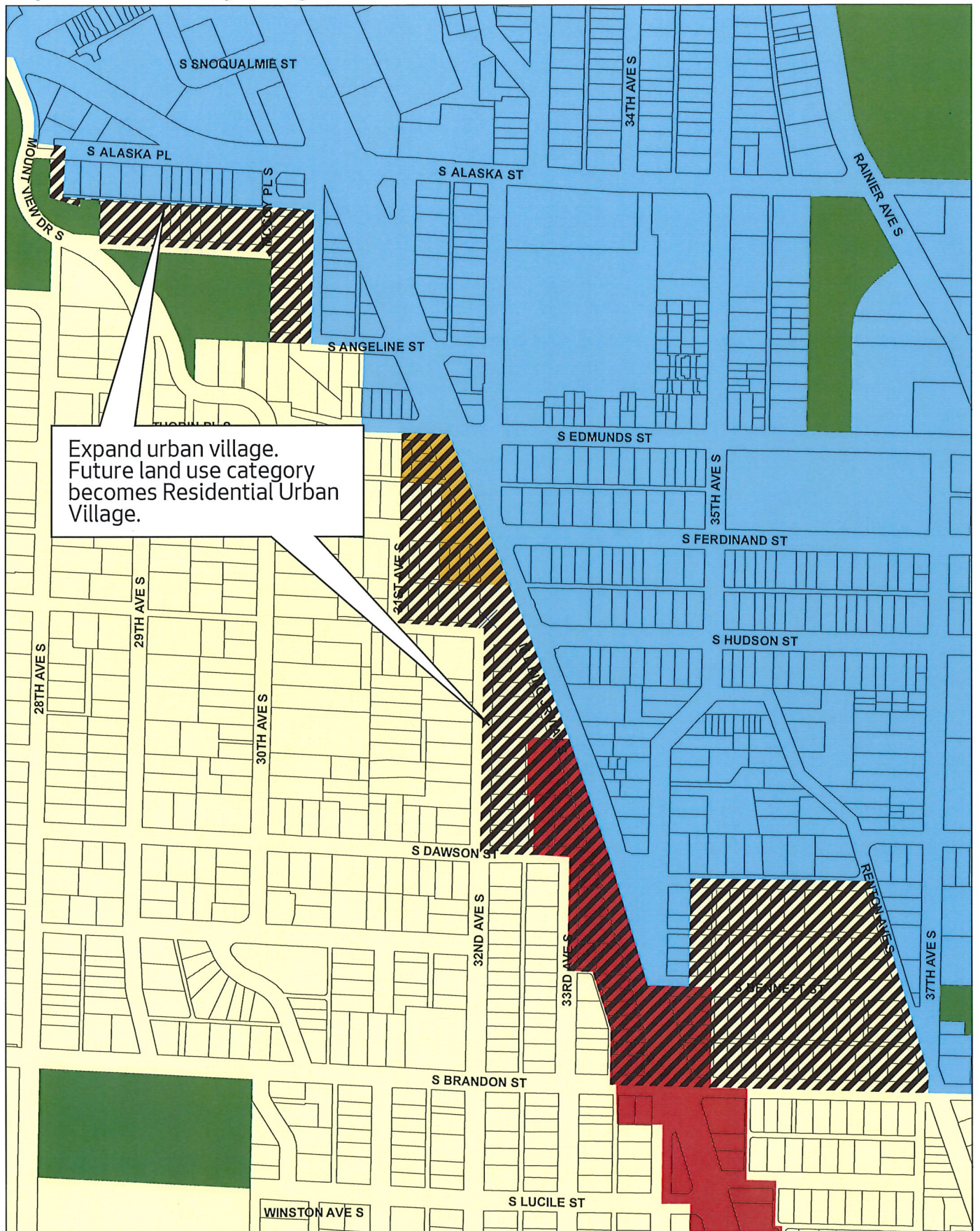


Future Land Use

0 205 410 820 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 5b: Columbia City Change to the Future Land Use Map



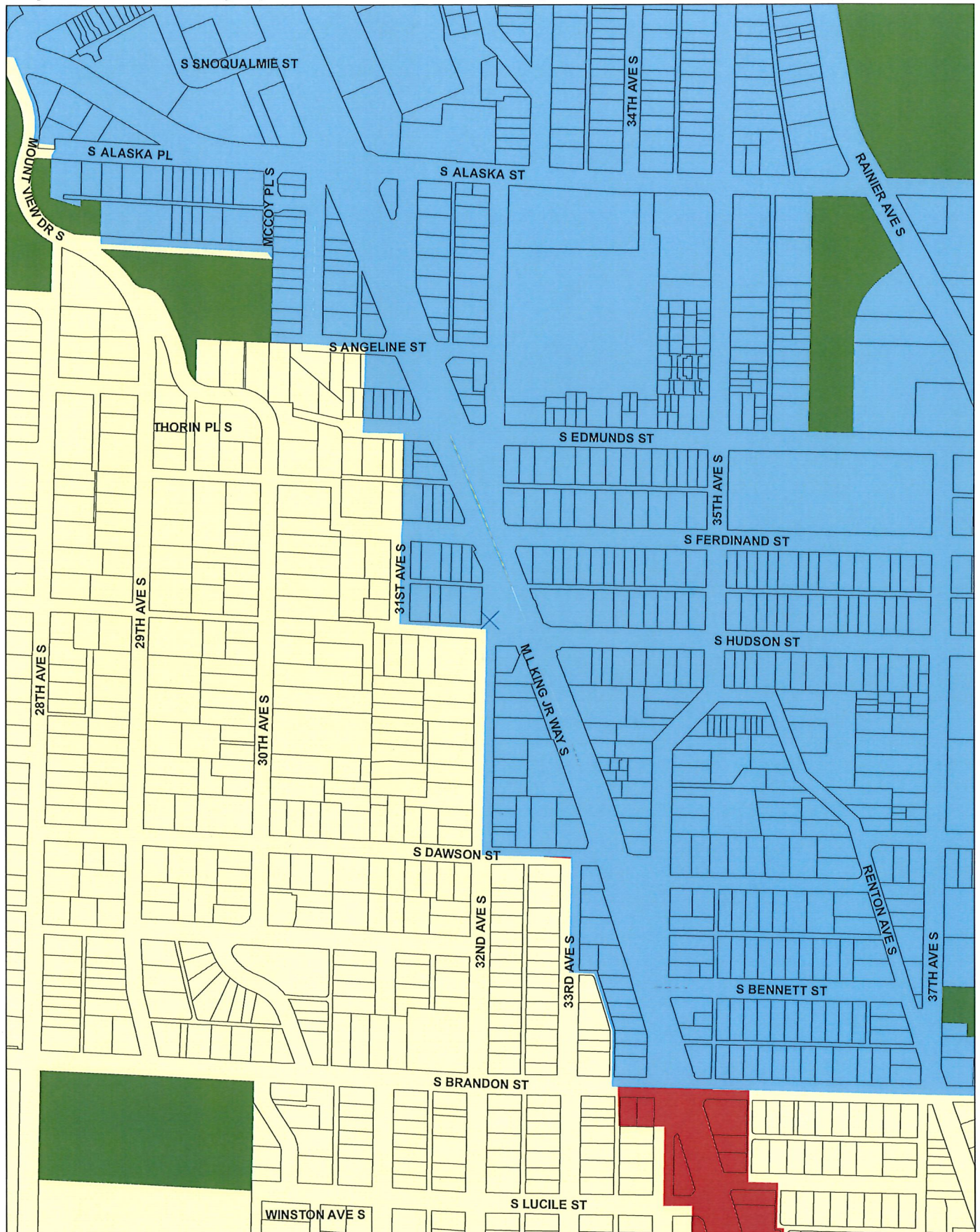
Expand urban village.
Future land use category
becomes Residential Urban
Village.

Future Land Use

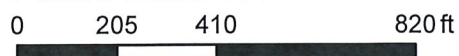
0 205 410 820 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 5c: Columbia City Updated Future Land Use Map

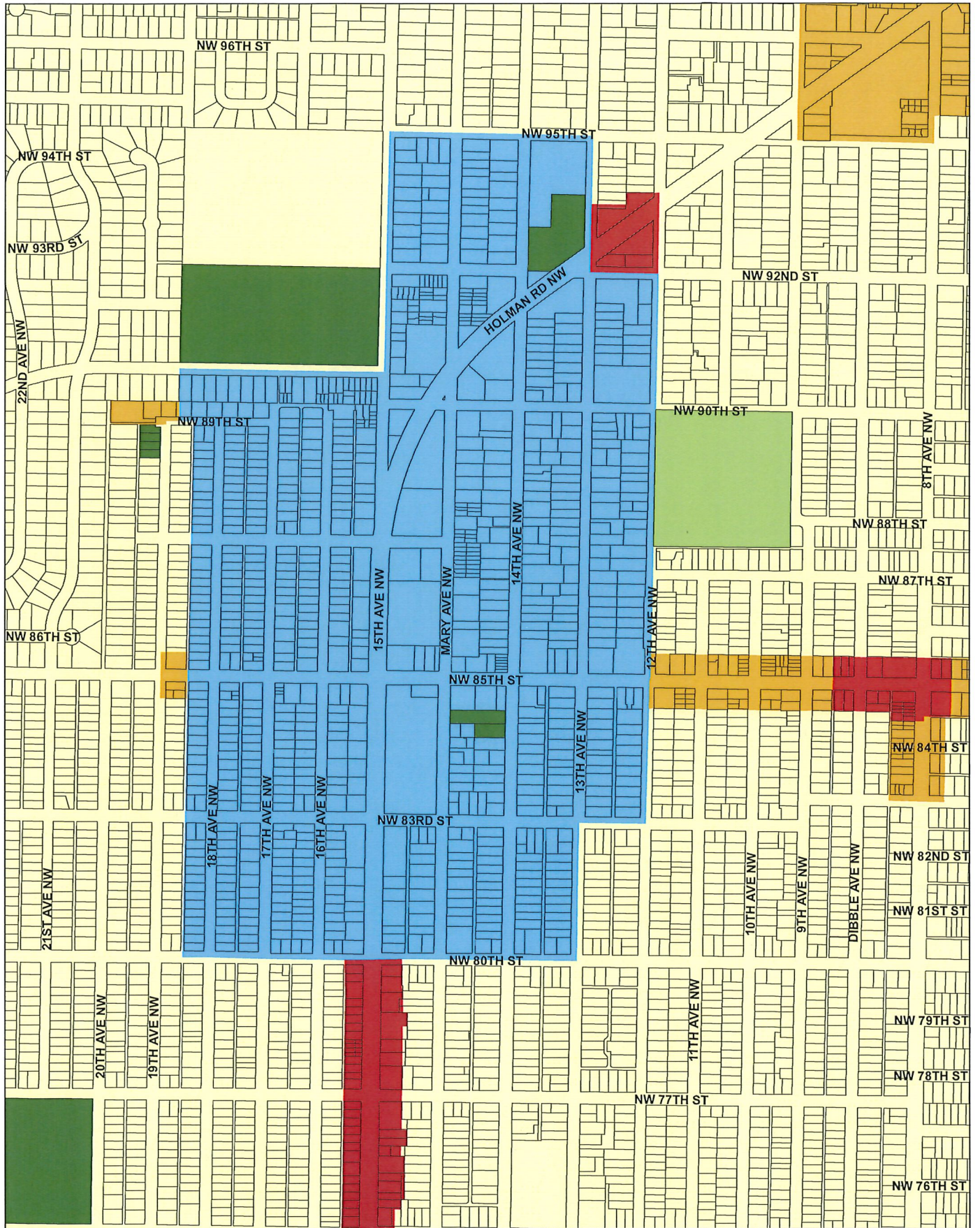


Future Land Use



Urban Center	Manufacturing / Industrial Center	Commercial / Mixed Use Areas	City-Owned Open Space
Hub Urban Village	Single Family Residential Areas	Industrial Areas	parcels
Residential Urban Village	Multi-Family Residential Areas	Major Institutions	

Map 6a: Crown Hill Existing Future Land Use Map



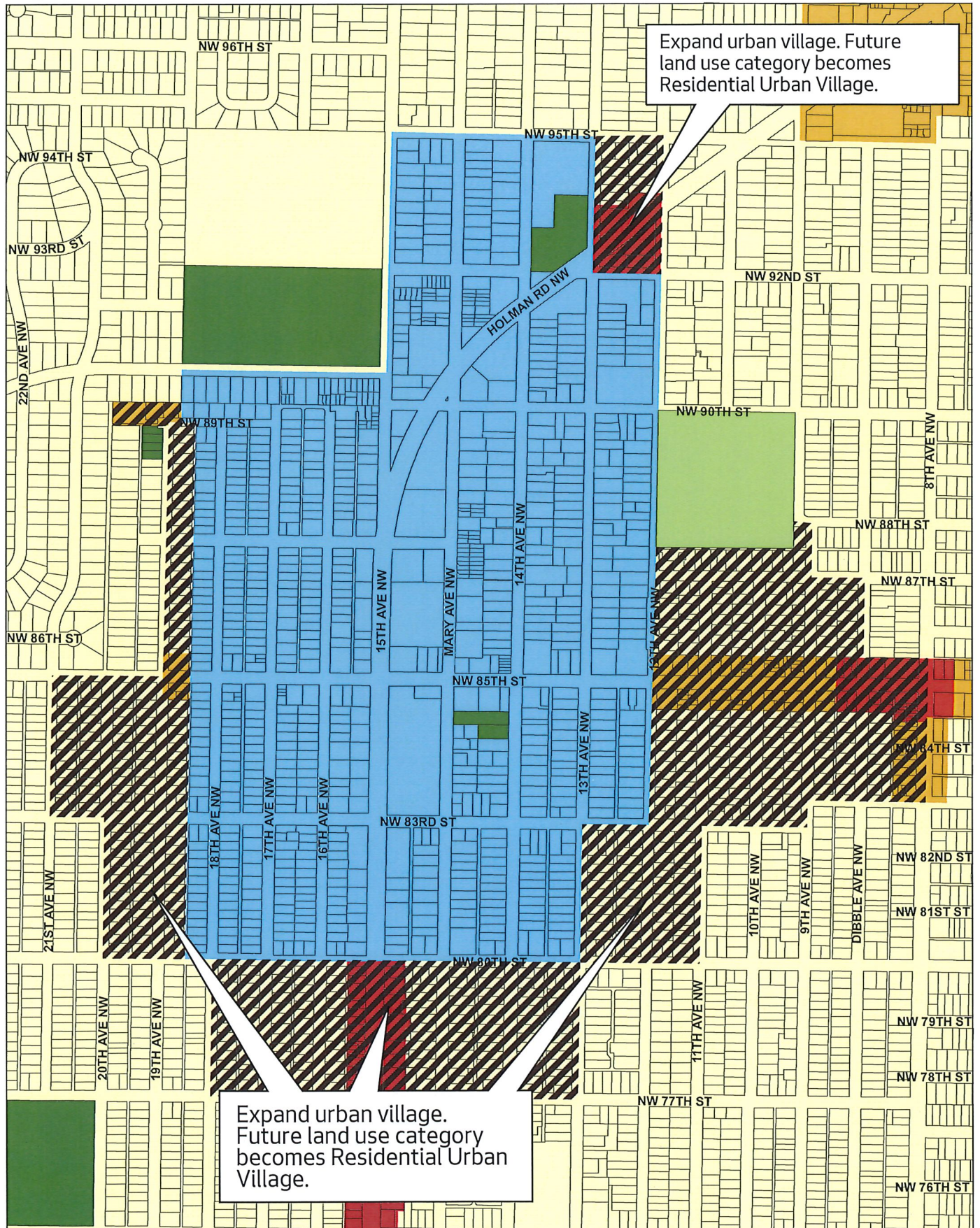
Future Land Use

0 335 670 1,340 ft



- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 6b: Crown Hill Change to Future Land Use Map

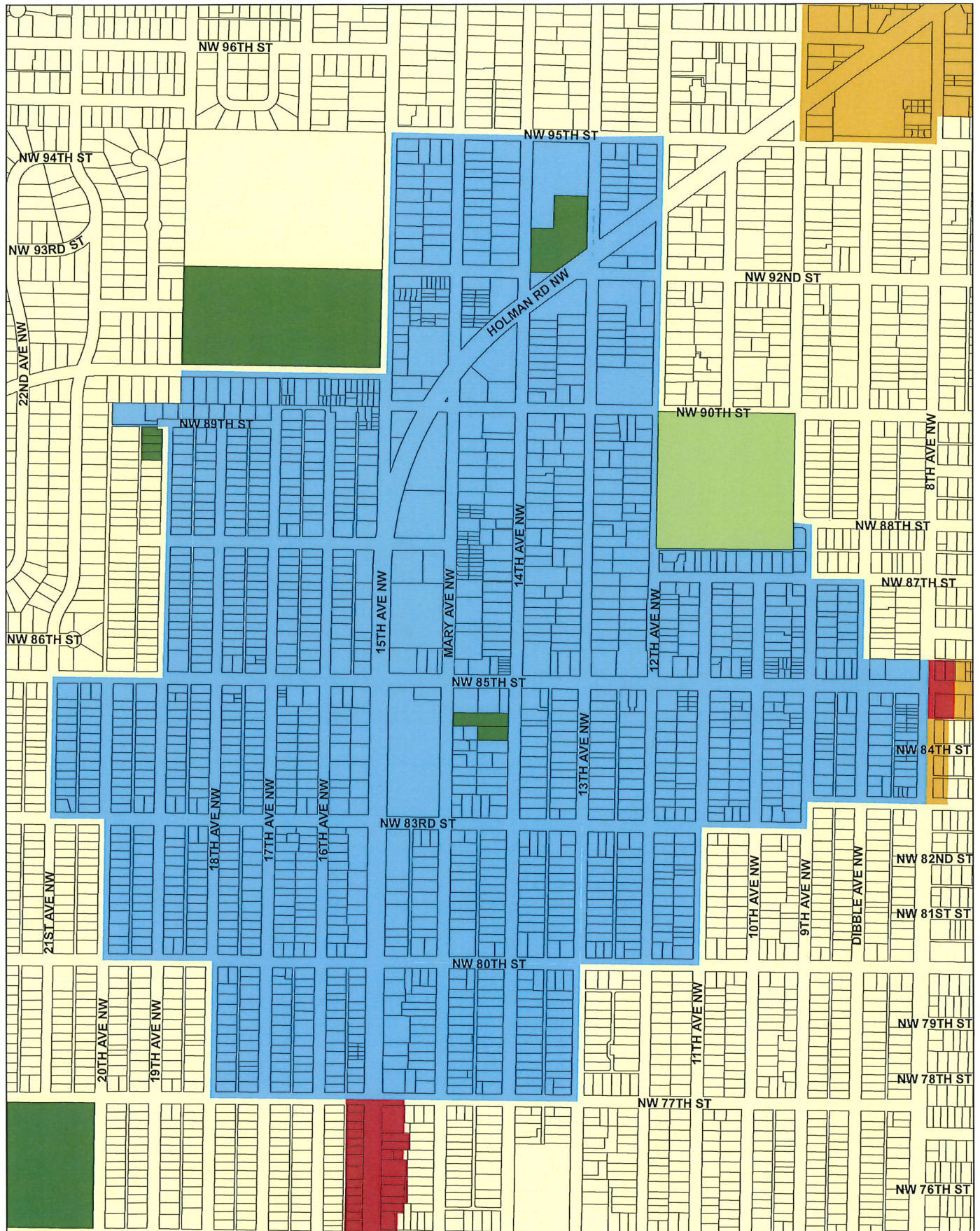


Future Land Use

0 335 670 1,340 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 6c: Crown Hill Change to Future Land Use Map

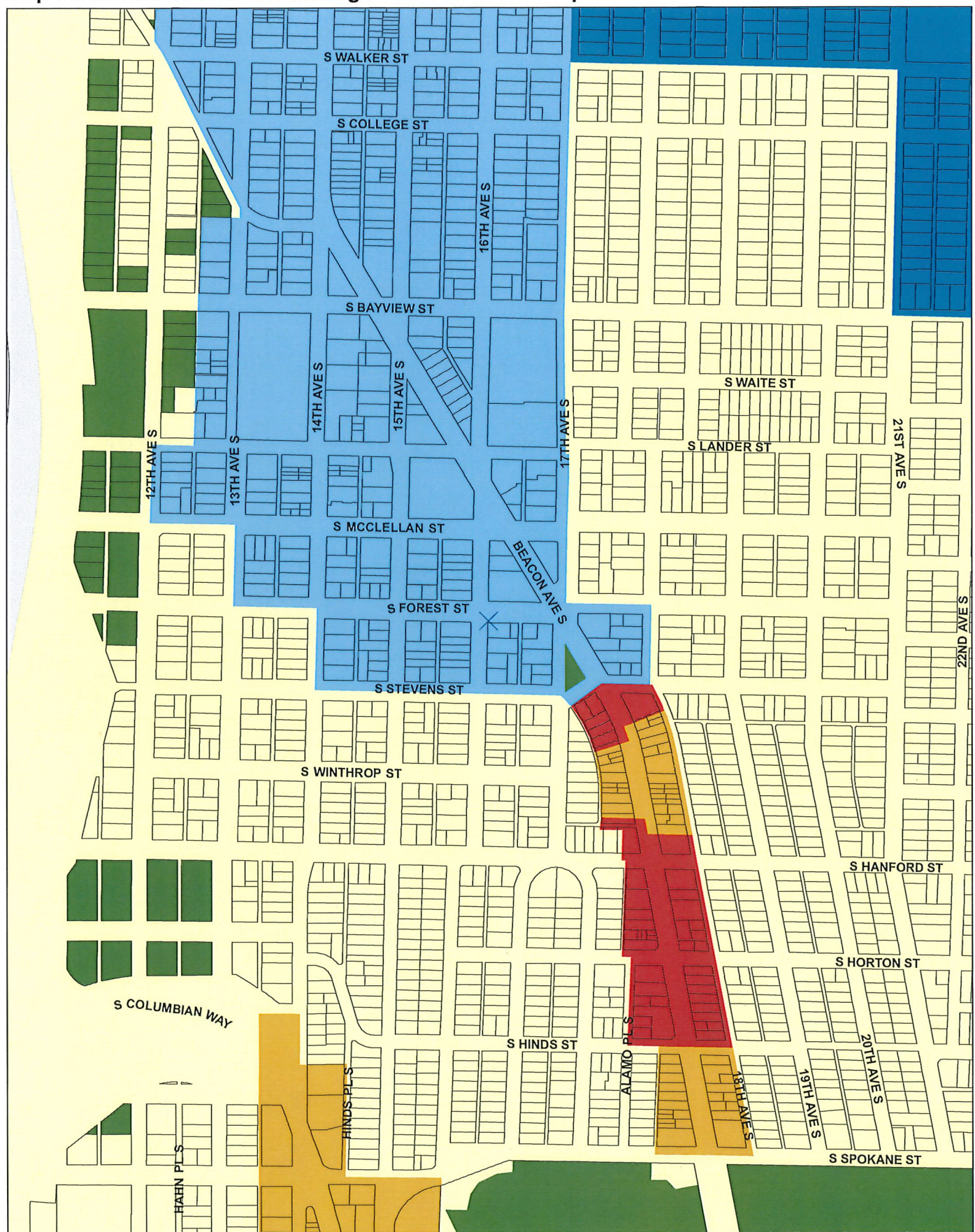


Future Land Use

0 335 670 1,340 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 7a: North Beacon Hill Existing Future Land Use Map



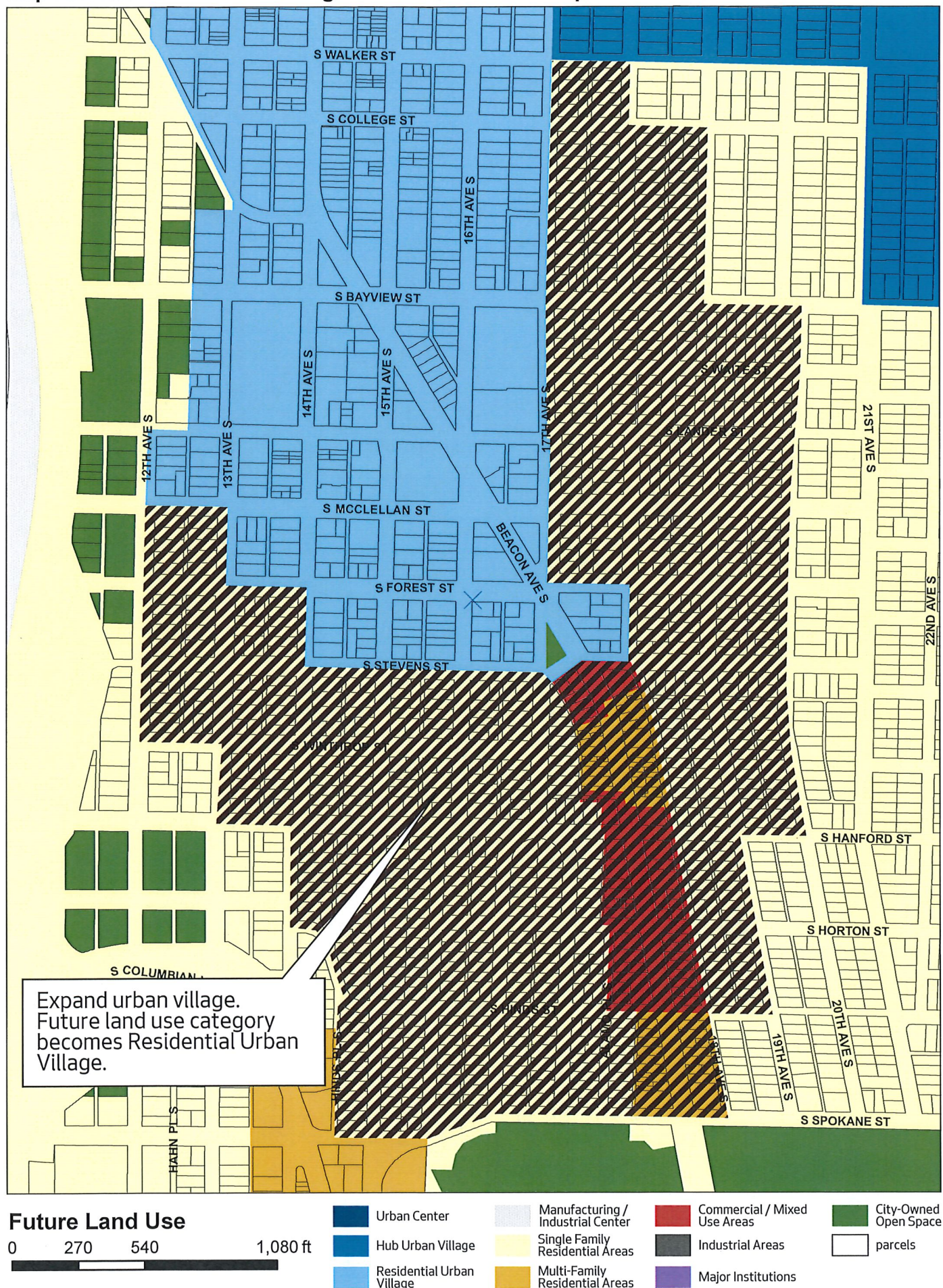
Future Land Use

0 270 540 1,080 ft

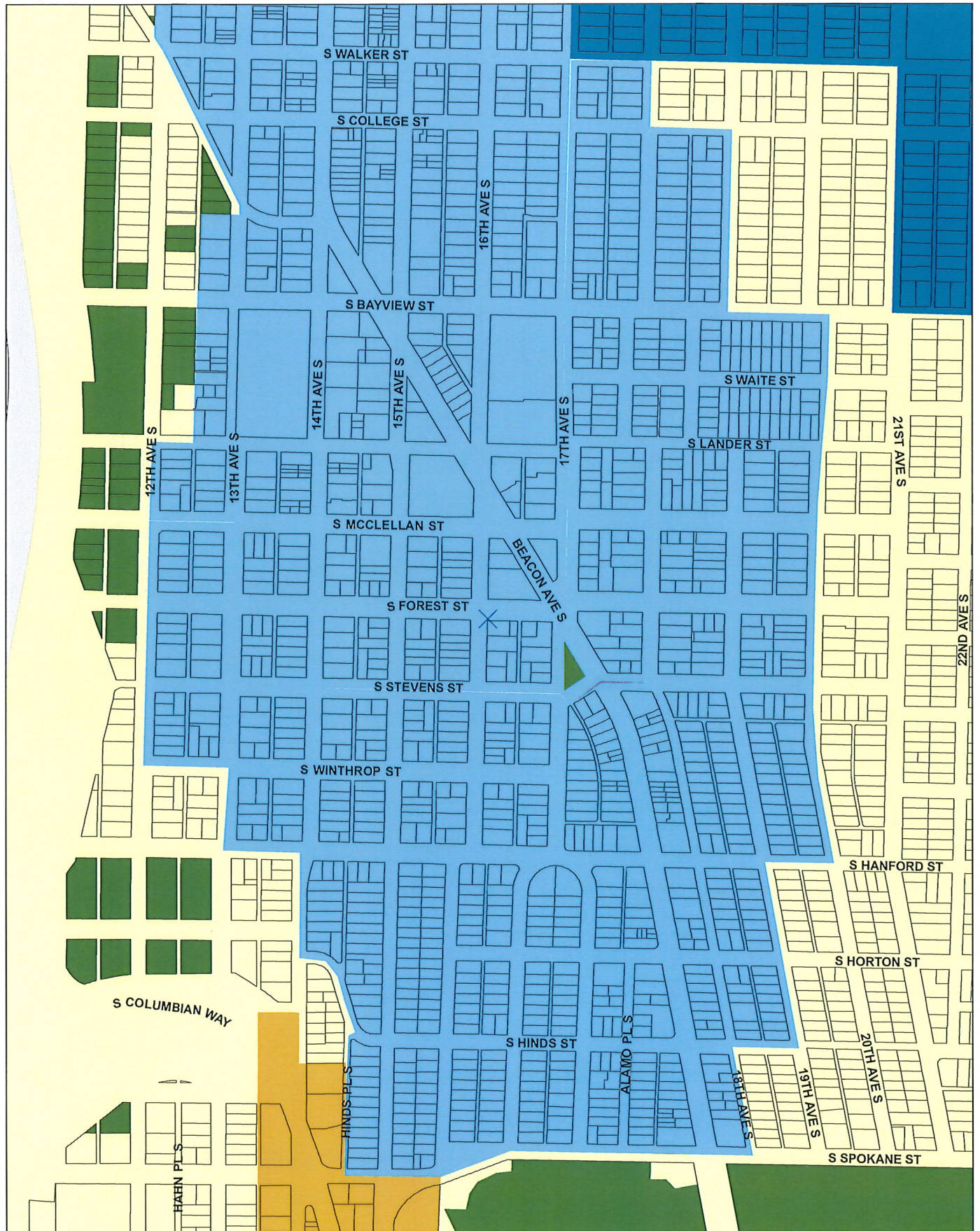


- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 7b: North Beacon Hill Change to Future Land Use Map



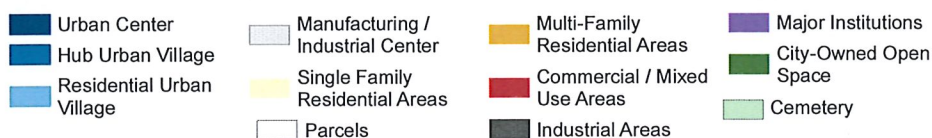
Map 7c: North Beacon Hill Updated Future Land Use Map



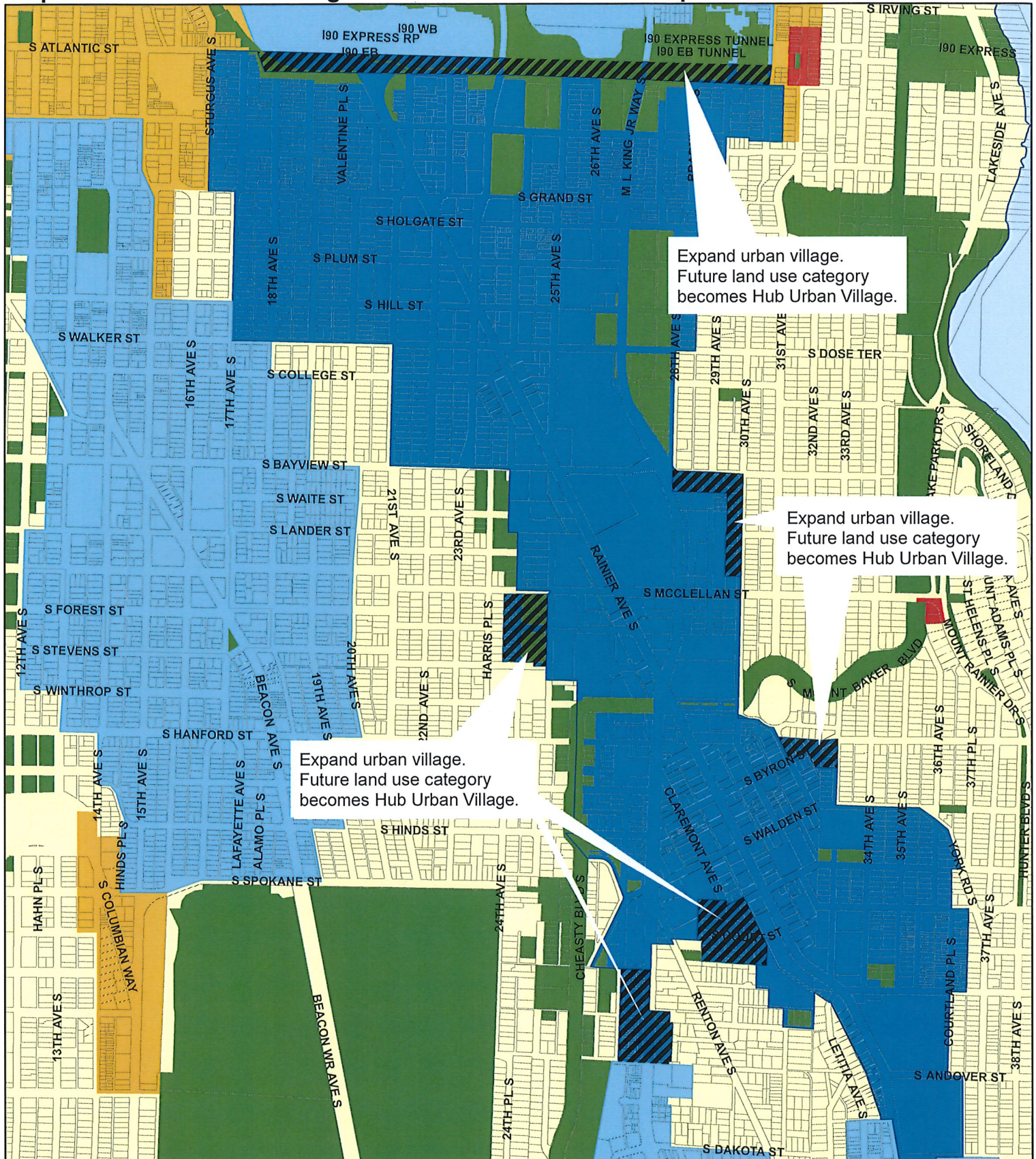
Future Land Use

0 270 540 1,080 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |



Map 8b: North Rainier Changes to the Future Land Use Map



Future Land Use

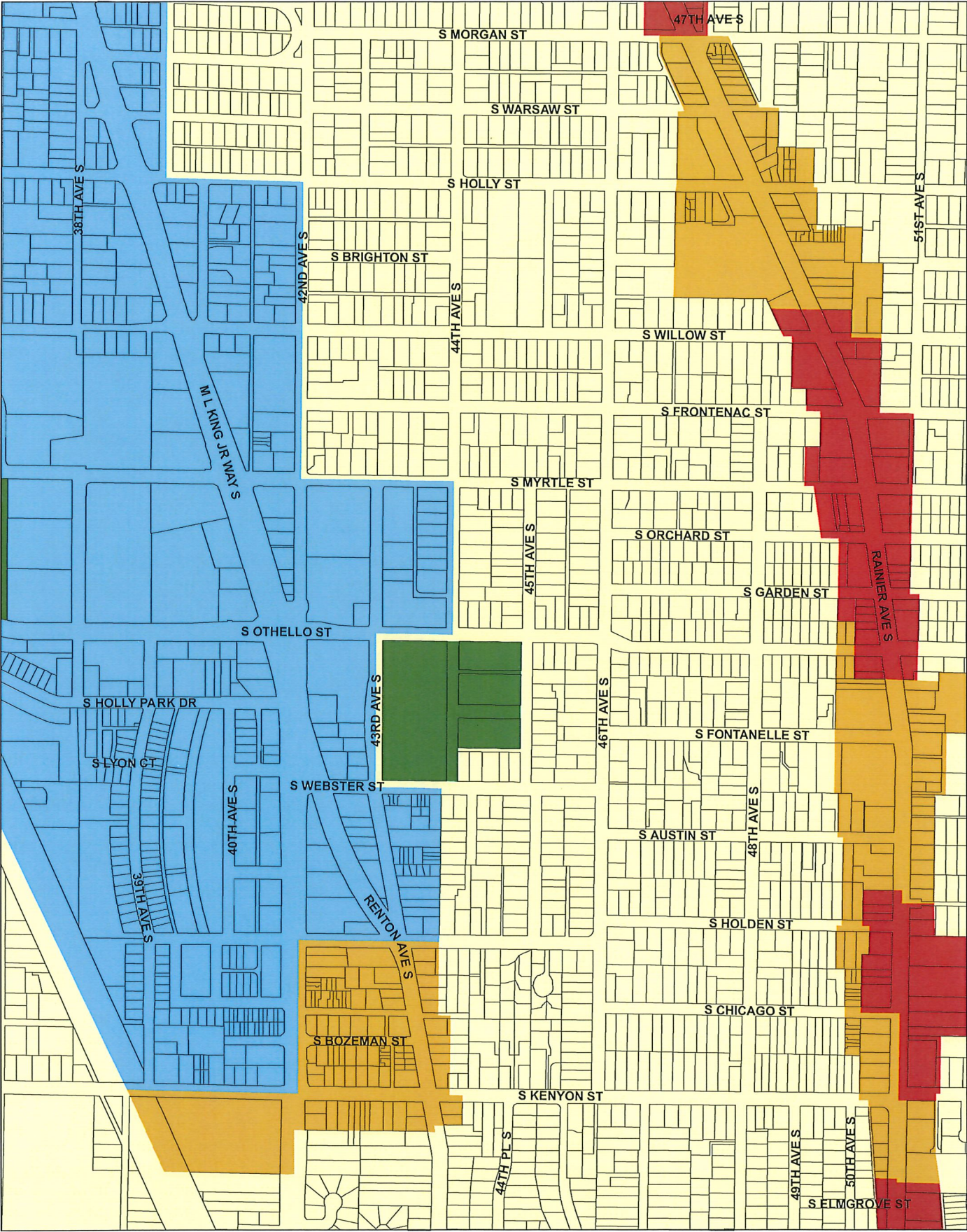
0 500 1,000 2,000 ft

- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |

0 500 1,000 2,000 ft



Map 9a: Othello Existing Future Land Use Map



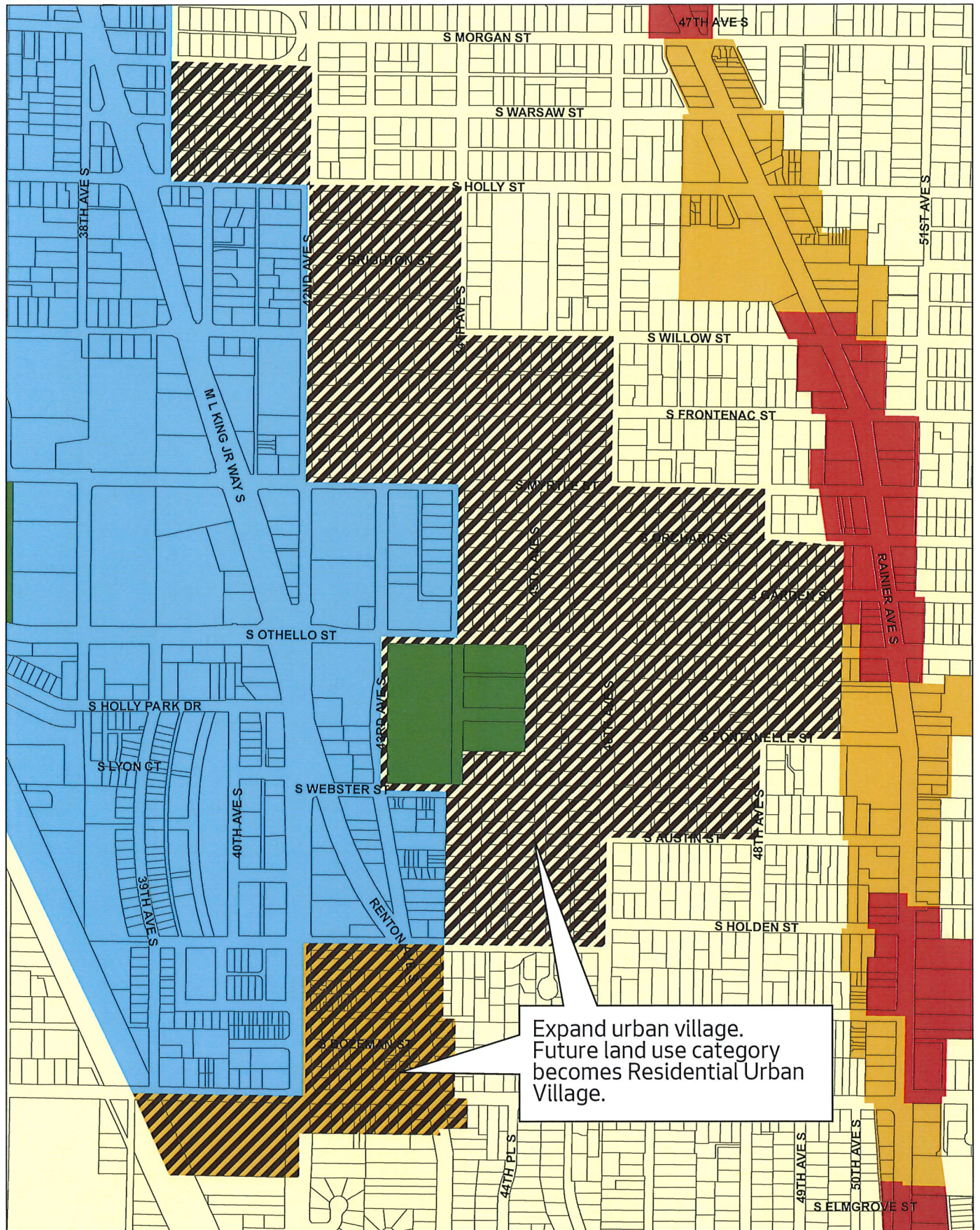
Future Land Use

0 300 600 1,200 ft

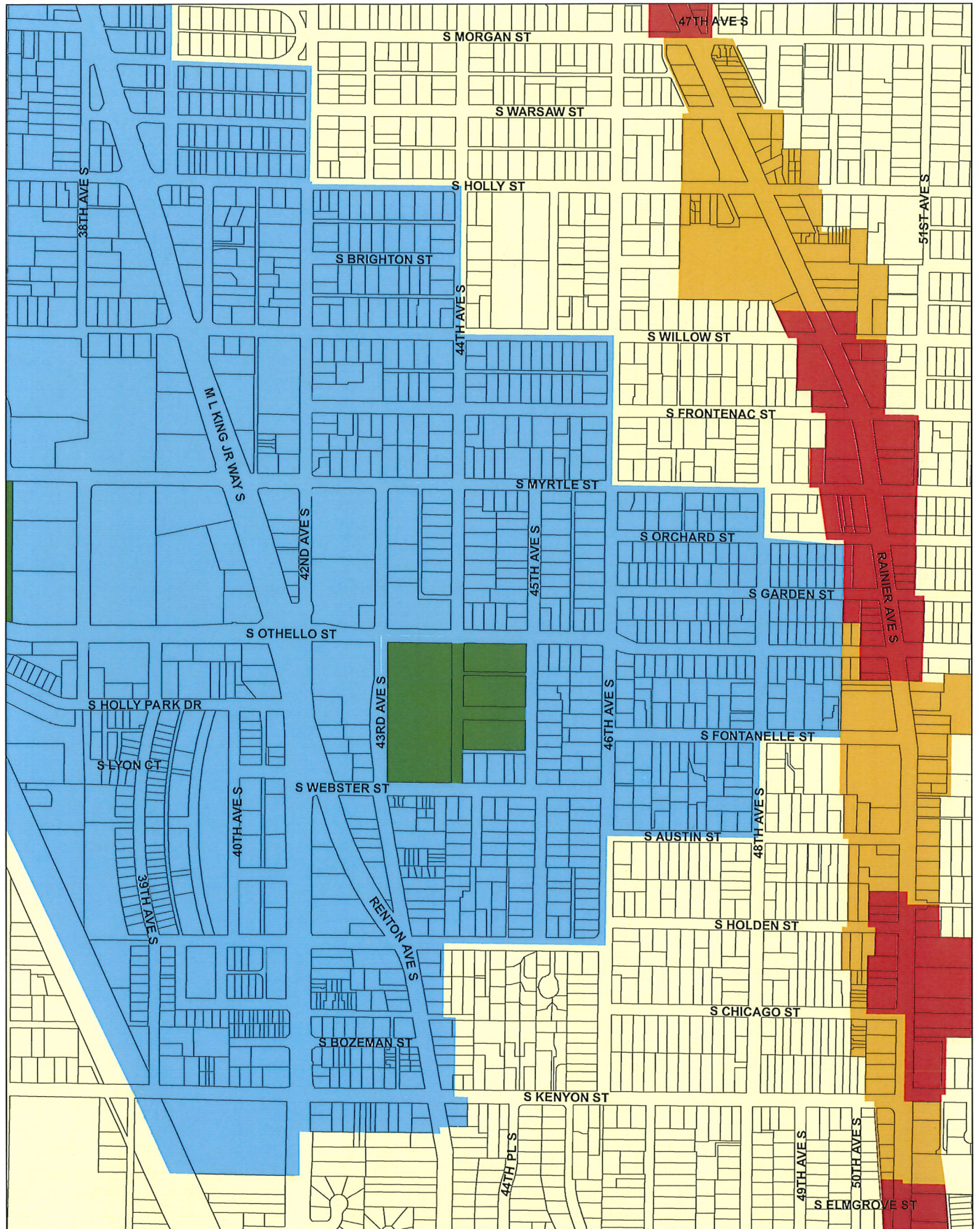


- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 9b: Othello Change to Future Land Use Map



Map 9c: Othello Updated Future Land Use Map

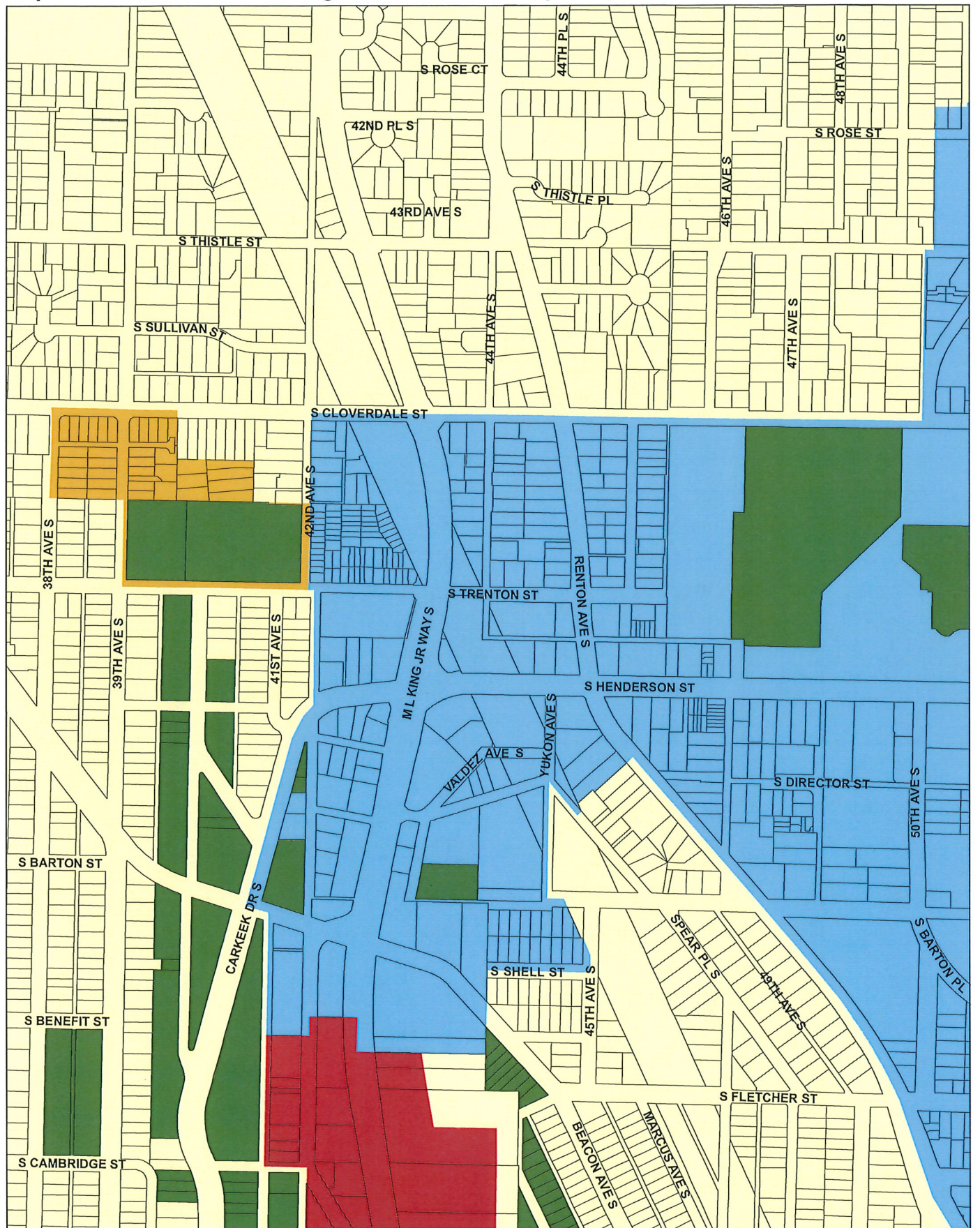


Future Land Use

0 300 600 1,200 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 10a: Rainier Beach Existing Future Land Use Map



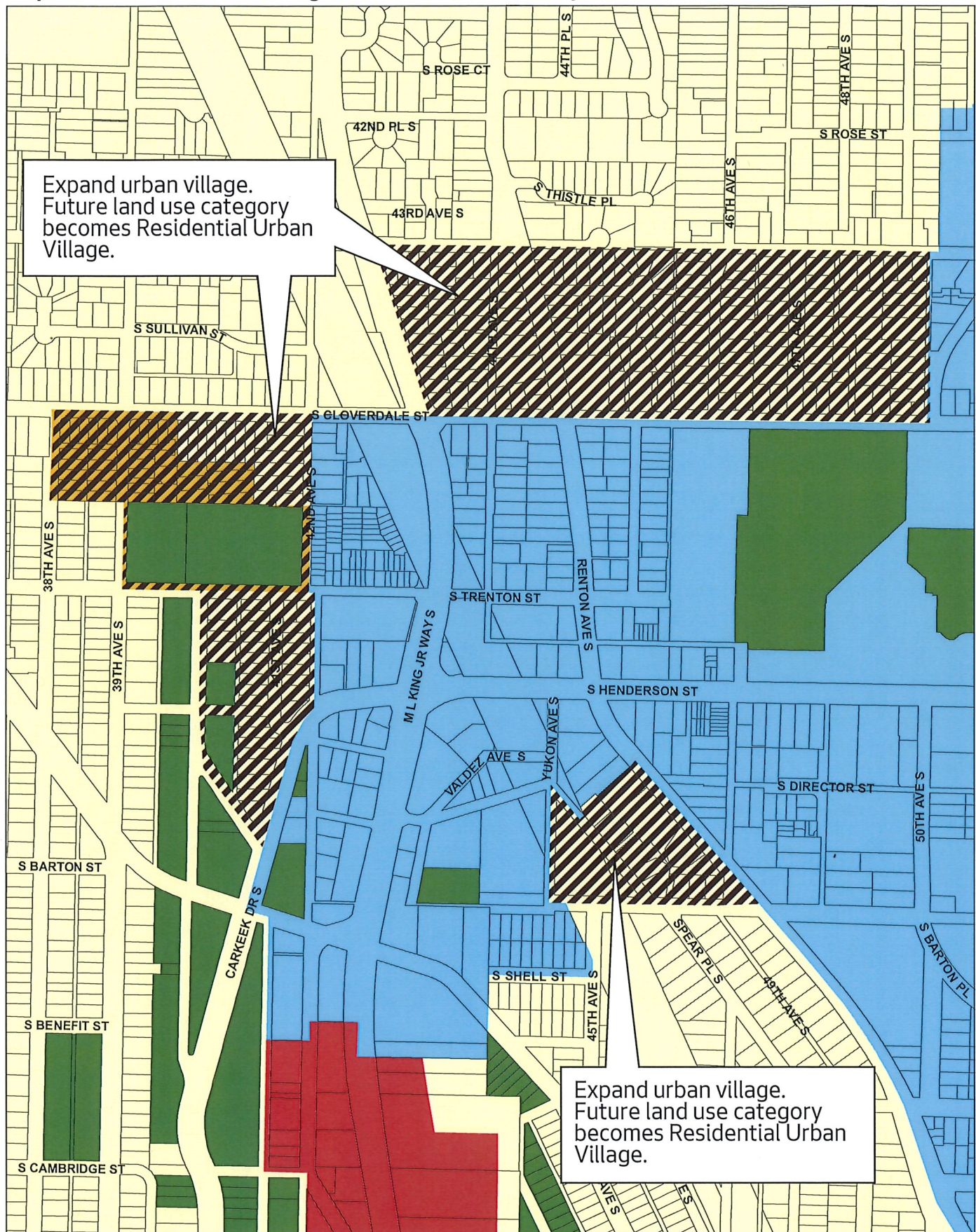
Future Land Use

0 260 520 1,040 ft



- | | | | | | | | |
|---|---------------------------|---|-----------------------------------|---|------------------------------|---|-----------------------|
|  | Urban Center |  | Manufacturing / Industrial Center |  | Commercial / Mixed Use Areas |  | City-Owned Open Space |
|  | Hub Urban Village |  | Single Family Residential Areas |  | Industrial Areas |  | parcels |
|  | Residential Urban Village |  | Multi-Family Residential Areas |  | Major Institutions | | |

Map 10b: Rainier Beach Change to Future Land Use Map

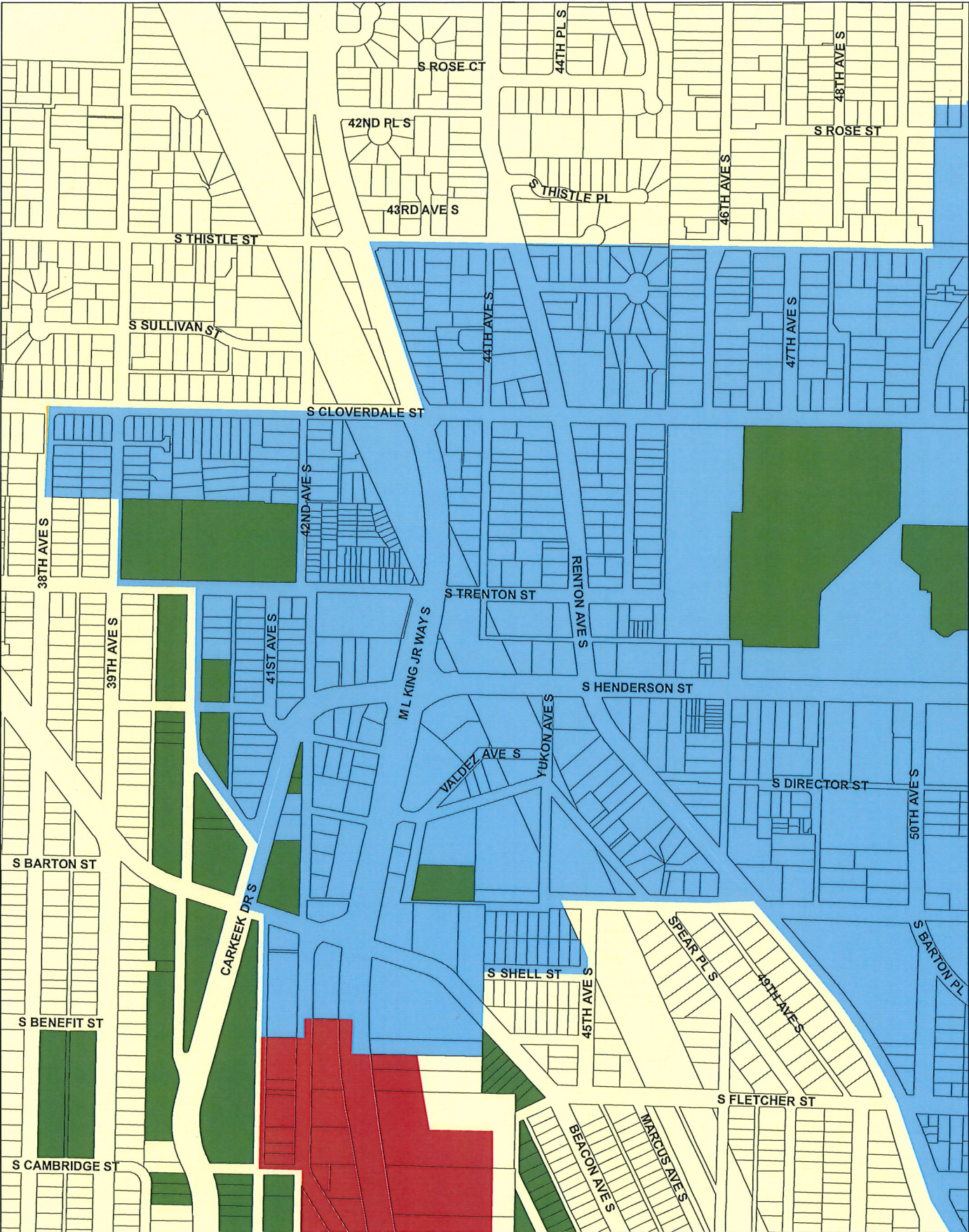


Future Land Use

0 260 520 1,040 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 10c: Rainier Beach Updated Future Land Use Map



Future Land Use

0 260 520 1,040 ft

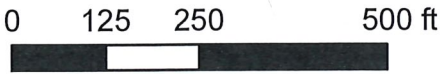


- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 11a: Roosevelt Existing Future Land Use Map

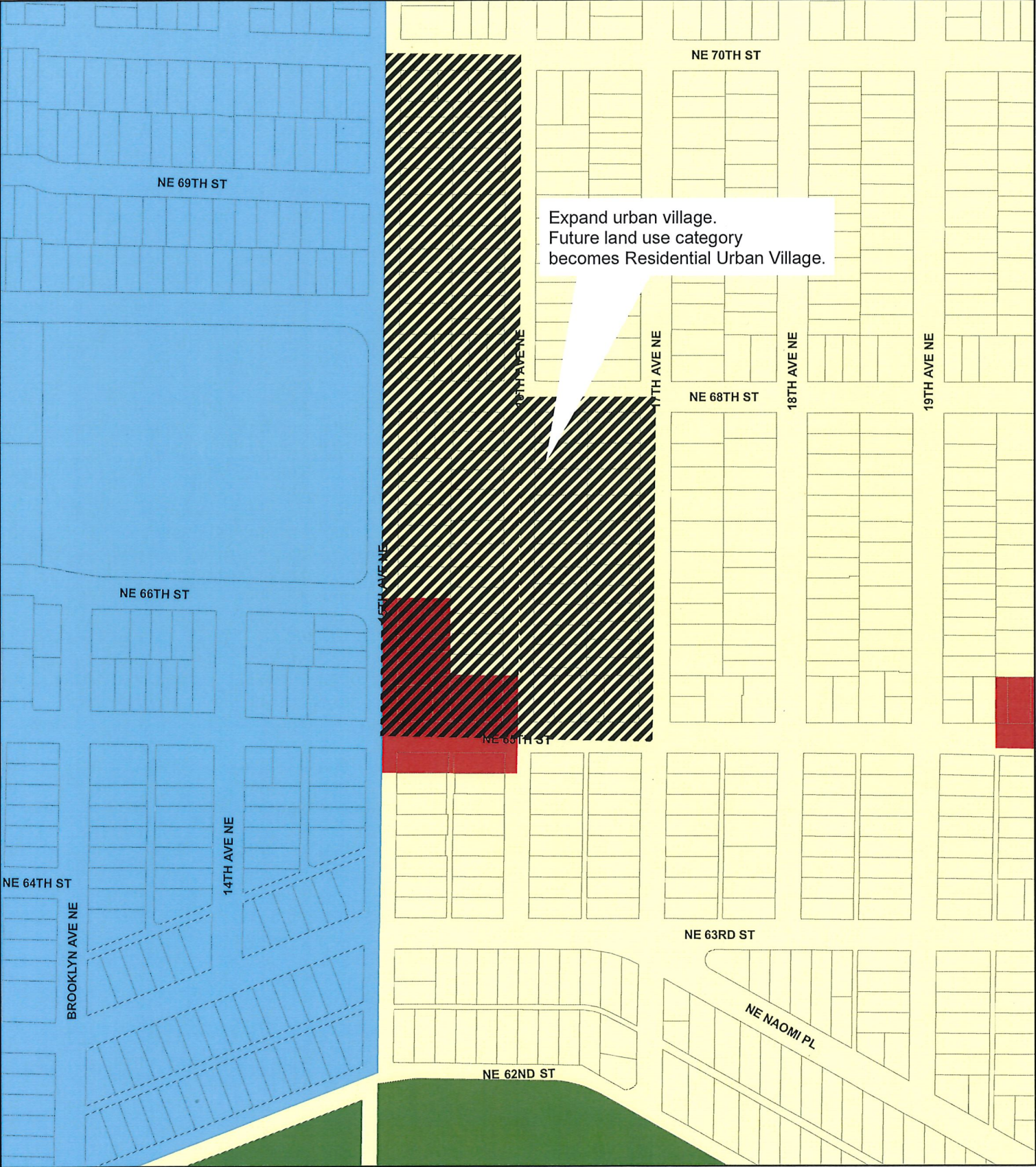


Future Land Use

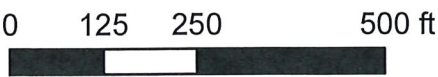


- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |

Map 11b: Roosevelt Change to the Future Land Use Map

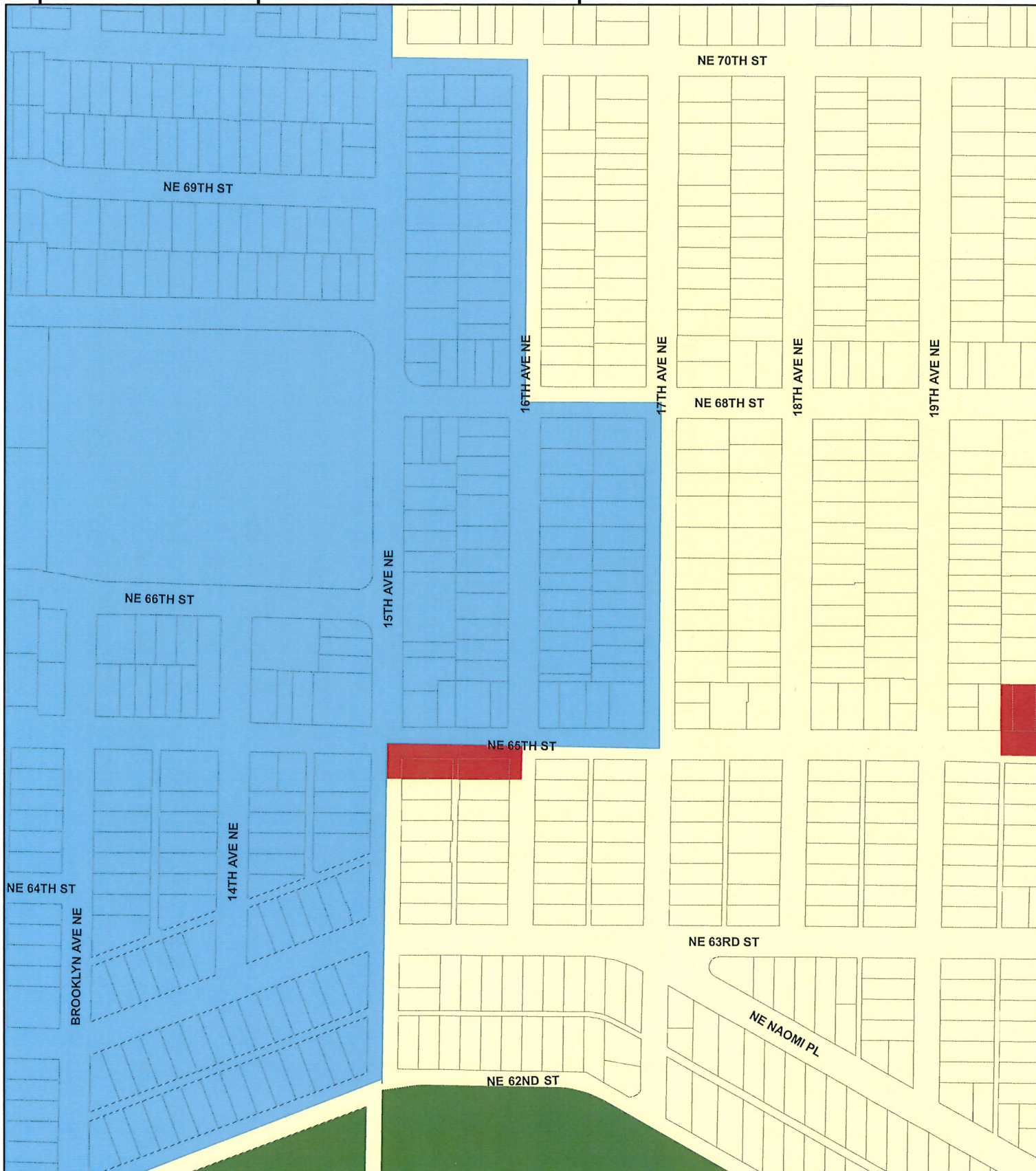


Future Land Use

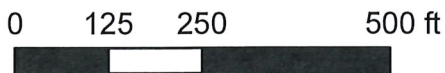


- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |

Map 11c: Roosevelt Updated Future Land Use Map



Future Land Use



- | | | | |
|---|---|--|---|
|  Urban Center |  Manufacturing / Industrial Center |  Multi-Family Residential Areas |  Major Institutions |
|  Hub Urban Village |  Single Family Residential Areas |  Commercial / Mixed Use Areas |  City-Owned Open Space |
|  Residential Urban Village |  Parcels |  Industrial Areas |  Cemetery |

Map 12a: West Seattle Junction Existing Future Land Use Map



Future Land Use

0 230 460 920 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 12b: West Seattle Junction Change to Future Land Use Map



Future Land Use

0 230 460 920 ft

	Urban Center		Manufacturing / Industrial Center		Commercial / Mixed Use Areas		City-Owned Open Space
	Hub Urban Village		Single Family Residential Areas		Industrial Areas		parcels
	Residential Urban Village		Multi-Family Residential Areas		Major Institutions		

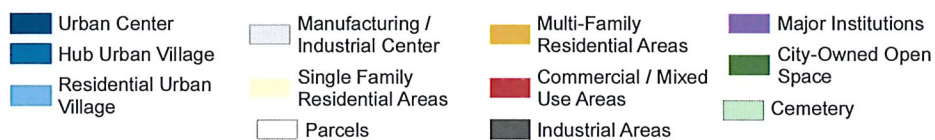
Map 12c: West Seattle Junction Updated Future Land Use Map



Future Land Use

0 230 460 920 ft

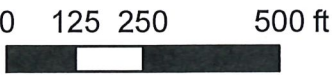
- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |



Map 13b: Northgate Change to the Future Land Use Map



Future Land Use



- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |



SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
City Council	Lish Whitson/5-1674	N/A

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as part of the 2019 Comprehensive Plan annual amendment process.

Summary and background of the Legislation:

This proposed legislation would amend Seattle's Comprehensive Plan to (1) expand the boundaries and change Future Land Use Plan designations in 10 urban villages and (2) amend 10 neighborhood plan policies, one neighborhood plan goal, and add one new policy. These changes are all part of the 2019 Comprehensive Plan Update process. The amendments ensure consistency with citywide policies and support the citywide implementation of Mandatory Housing Affordability (MHA).

Urban Village Boundaries:

The legislation would amend the following urban village boundaries:

- 23rd & Union-Jackson
- Ballard
- Columbia City
- Crown Hill
- North Beacon Hill
- North Rainier
- Othello
- Rainier Beach
- Roosevelt
- West Seattle Junction

The proposed legislation would expand the boundaries of urban villages with very good transit, as defined in the Comprehensive Plan, to include properties that are generally within a ten-minute walk of a transit node. Changes to urban village boundaries also require concurrent changes to the Future Land Use Map (FLUM) for consistency. The FLUM describes the types of land uses that are generally appropriate in all areas of Seattle. All areas within urban centers and villages currently have FLUM designations of urban center, hub urban village, or residential urban village. Consequently, areas within the expanded urban village boundaries would also be designated as hub urban village or residential urban village, consistent with the existing urban village type, on the FLUM map. This change would affect 492 acres of property.

Neighborhood Plan Policies:

The legislation would amend the neighborhood plans of the following neighborhoods:

- Aurora-Licton
- Fremont
- Morgan Junction
- Northgate
- North Rainier
- Roosevelt
- Wallingford
- West Seattle Junction
- Westwood/Highland Park

The proposed amendments would remove language about retaining single-family zoning in these Urban Villages and Centers and replace it with language about desired housing choices, development pattern, scale, and/or character. These amendments are necessary to improve consistency between the Comprehensive Plan and neighborhood plan policies and allow the proposed implementation of MHA in these Urban Villages and Centers, which includes rezones of existing single-family land in these areas.

Together, these urban village boundary expansions and neighborhood plan policy changes would:

- **Support implementation of MHA and allow more flexibility in zoning changes:** The Seattle 2035 Comprehensive Plan provides that areas with urban center and urban village FLUM designations are generally appropriate for a greater diversity of uses and densities than areas outside of urban villages. For example, single-family zoned areas that have a single-family designation on the FLUM cannot generally be rezoned to zones other than single-family. Additionally, the locational criteria used to review zoning changes generally tend to support higher-density zones in urban centers and villages. Consequently, this change could support rezones of land in the future. Specifically, the City is currently proposing to implement MHA in the expanded urban villages. Existing FLUM designations for these areas prevent zoning changes that are necessary to implement MHA. Consequently, this legislation is necessary to support citywide MHA implementation and to achieve the goal of producing 6,000 new affordable housing units through MHA over 10 years.
- **Increase the number of properties subject to specific requirements for urban centers and villages:** Properties in urban centers and villages are in some cases subject to different development standards than properties outside of these areas. Areas in urban centers and villages are allowed additional height for apartments in LR3 zones, higher FAR for townhouses and apartments in LR3 zones, increased structure width and facade length limits in LR3 zones, and additional height in MR zones, but are also subject to lower thresholds for when sidewalks must be

provided with new development. Residential uses in commercial and multifamily zones within urban villages have no minimum parking requirement if they are located within 1,320 feet of a street with frequent transit service. Properties in urban villages are also subject to lower SEPA thresholds if there is a Station Area Overlay District in the urban village (this applies to Columbia City, North Rainier, North Beacon Hill, Othello, Rainier Beach).

- **Strengthen the Urban Village Strategy to allow more growth in areas with very good transit:** The Comprehensive Plan uses the urban center and village designations as a means to focus growth in the areas that are best able to accommodate that growth. This proposal would designate as urban villages more land within walking distance of very good transit, services, and amenities and thus help to encourage growth in these areas. The proposal would also support other Comprehensive Plan goals but helping to create larger urban villages that could in the future support a greater variety of housing types with transitions from the core to adjacent lower-density development.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ☐ Yes ☒ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No

Is there financial cost or other impacts of *not* implementing the legislation?

No

3.d. Appropriations

☐ This legislation adds, changes, or deletes appropriations.

3.e. Revenues/Reimbursements

☐ This legislation adds, changes, or deletes revenues or reimbursements.

3.f. Positions

☐ This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

No

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in the first quarter of 2019.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Publication is required in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

Yes, various properties are added to urban villages, which may change the development regulations applicable to those properties. See attachments 3-12 to the legislation for maps of specific properties being added to the urban villages.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

MHA is a critical step in furthering City goals for racial and social justice since it is an important piece of the City's plan to address housing affordability. Communities of color are disproportionately burdened by increasing housing costs. This legislation will support the citywide implementation of MHA.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

Not applicable

List attachments/exhibits below: None

STATE OF WASHINGTON -- KING COUNTY

--SS.

372258

No. 125790,91,92,93,94,95,96

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:TITLE ONLY ORDINANCES

was published on

04/03/19

The amount of the fee charged for the foregoing publication is the sum of \$207.00.



Affidavit of Publication

A handwritten signature in blue ink, likely of the subscriber, written over a horizontal line.

Subscribed and sworn to before me on

04/03/2019

A handwritten signature in blue ink, likely of the notary public, written over a horizontal line.

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on March 18, 2019, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125790

Council Bill 119443

AN ORDINANCE relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

Ordinance 125791

Council Bill 119444

AN ORDINANCE relating to Mandatory Housing Affordability (MHA); rezoning certain land and modifying development standards throughout the City, implementing MHA requirements, and modifying existing development standards to improve livability; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80, 81, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 143, 144, 145, 146, 147, 149, 150, 151, 152, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 170, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 195, 197, 198, 200, 203, 205, 206, 208, 215, 216, 217, 218, and 219 of the Official Land Use Map; amending Chapters 23.30, 23.34, 23.44, 23.45, 23.47A, 23.48, 23.50, 23.53, 23.54, 23.58A, 23.58B, 23.58C, 23.58D, 23.71, 23.73, 23.74, 23.76, 23.84A, 23.86, 23.91, 25.05, and 25.11 of the SMC; adding Sections 23.34.006, 23.44.009, 23.44.011, 23.44.017, 23.44.018, 23.44.019, 23.44.020, 23.45.530, 23.48.050, 23.48.340, 23.48.345, 23.48.445, 23.48.900, 23.48.905, 23.48.920, 23.48.940, and 23.48.945 to the SMC; repealing Sections 23.34.026, 23.43.006, 23.43.008, 23.43.010, 23.43.012, 23.43.040, 23.48.425, 23.48.621, 23.48.721, 23.58A.025, 23.58A.026, 23.58A.028, and 23.71.040 of the SMC; recodifying Section 23.44.018 of the SMC as Section 23.44.021; and amending the titles of Chapter 23.45 and Subchapter IV of Chapter 23.58A of the SMC.

Ordinance 125792

Council Bill 119445

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 28 of the Official Land Use Map to rezone land in the Northgate Urban Center; amending Sections 23.30.010, 23.48.002, 23.48.040, 23.48.055, 23.48.085, 23.58B.040, 23.58B.050, 23.58C.040, 23.58C.050, 23.71.004, 23.84A.025, 23.84A.038, 23.84A.048, and 25.05.800 of the Seattle Municipal Code; and adding a new Subchapter VII to Chapter 23.48 of the Seattle Municipal Code, consisting of Sections 23.48.802, 23.48.805, 23.48.820, 23.48.825, 23.48.827, 23.48.835, 23.48.840, 23.48.841, 23.48.845, 23.48.846, 23.48.847, 23.48.850, 23.48.852, 23.48.880, and 23.48.885.

Ordinance 125793

Council Bill 119481

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

Ordinance 125794

Council Bill 119476

AN ORDINANCE relating to the Pike Place Market, authorizing a renewal of the agreement with the Pike Place Market Preservation and Development Authority commonly known as the "Hildt-Licata Agreement," for a term of ten years.

Ordinance 125795

Council Bill 119478

AN ORDINANCE amending Ordinance 125724, which adopted the 2019 Budget, including the 2019-2024 Capital Improvement Program (CIP); changing appropriations to various departments and budget control levels, and from various funds in the Budget; revising project allocations for certain projects in the 2019-2024 CIP; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Ordinance 125796

Council Bill 119479

AN ORDINANCE amending Ordinance 125724, which adopted the 2019 Budget, including the 2019-2024 Capital Improvement Program (CIP); revising project allocations for certain projects and adding new projects created in Ordinance 125739 into the 2019-2024 Adopted CIP; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Date of publication in the Seattle Daily Journal of Commerce, April 3, 2019.

4/3(372258)