City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

June 20, 2013

TO: Councilmember Richard Conlin, Chair, PLUS Committee

FROM: Diane M. Sugimura

SUBJECT: DPD Recommendations for Comprehensive Plan Docketing Resolution

DPD staff have reviewed all the proposed suggestions submitted to the City Council for this year's annual amendment cycle. Staff applied the recently amended criteria from Council Resolution 31402 to guide their review. All but one proposal is recommended to move forward for further analysis.

Recommended to Move Forward

The amendments that are recommended for further analysis are outlined in the table below. For the amendments proposed by DPD, the department has been conducting intensive community outreach and focused sub-area studies that are supported by community-based stakeholder advisory committees. These studies are being conducted in the Central Area along 23rd Avenue (item #1); the Duwamish M/IC and the Stadium Transition Overlay (#2); BINMIC area – Interbay, the Armory area and Ballard (#4 and 5); and the University District Urban Center (#3, 6 and 7).

Proponent	Summary
1. DPD	**Central Area Plan:** update neighborhood plan goals and policies, possibly amending the FLUM designation to allow changed zoning at key nodes of 23rd at Union, Cherry and Jackson
2. DPD	**New arena-related policies** will address industrial issues of land removal and appropriate use limitations to protect important economic assets in the Duwamish M/IC and recommend appropriate zoning/planning classification for the Stadium Transition Overlay
3. DPD	**University District Urban Center** Amend the Future Land Use Map, infrastructure and facility data, and goals and policies for this neighborhood plan to reflect the neighborhood's current vision about open space, economic development, diversity and building form.
4. DPD	**Ballard Interbay** Amend FLUM to remove from BINMIC a small area west of 16th Ave. W. north of Dravus St. and east of the railroad tracks, and redesignate it from Industrial to Commercial/Mixed Use.
5. Ian Morrison / Hummel Architects	**Interbay Armory area** Redesignate the Armory site from Industrial to Commercial/Mixed Use.

6. Roosevelt Neighborhood Alliance (RNA): Mark Griffin, applicant	Modify the boundary of the University District Urban Center to include the Blessed Sacrament campus
7. Neighbors of the RNA Community: Nancy Bocek, applicant	Modify the boundary of the University District Urban Center (NW Urban Village) to exclude several blocks
8. 4000 Property LLC Contact: Brent Carson, Van Ness Feldman Gordon Derr	Amend the Future Land Use Map to redesignate a Single Family area to Multi-family for the Talaris property (the former Battelle campus)

Recommendation Not to Move Forward at This Time

DPD recommends that one proposal not move forward at this time. The proposal is to amend the Future Land Use Map (FLUM) to reflect a Commercial/ Mixed Use designation instead of an Industrial designation for the area described as the "Ballard Blocks."

DPD and other departments are currently conducting a community process that is considering future land uses in a larger subarea that includes the "Ballard Blocks." This community process will result in recommendations to Council in 2015. Thus, DPD is recommending deferring this year's suggestion until land use issues in the larger area can be analyzed in detail and addressed in a future Comprehensive Plan amendment cycle, as appropriate.

Council Resolution 31402 identifies criteria to be used to determine whether proposed amendments are appropriate and ripe for Council to consider. Criteria A (5) considers whether a proposed amendment is better addressed through another process. In this case, DPD has begun community outreach on a sub-area planning process for an area that includes the property that is the subject of this amendment. That process is reviewing the property in the context of its surroundings and other expected changes in the area, and is a better venue for evaluating possible redesignation of the site.

Criteria C (1) and (2) in the Resolution allow Council to postpone consideration of an amendment because Council or Executive staff will not, in practical terms, have sufficient time to develop the policy language for such an amendment. Because the Ballard community outreach process has only recently been started, it is very unlikely that the community and staff will have time to fully develop a proposal for consideration in this annual amendment cycle.

If you have questions about these recommendations, you may contact Kristian Kofoed of my staff at (206) 233-7191.