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BEFORE THE HEARING EXAMINER  
CITY OF SEATTLE

In the Matter of the Appeal of:	)	
	)	Hearing Examiner File
<b>WALLINGFORD COMMUNITY COUNCIL, ET</b>	)	
<b>AL.</b>	)	W-17-006 through W-17-014
	)	
of adequacy of the FEIS issued by the Director,	)	DECLARATION OF GEOFFREY
Office of Planning and Community Development	)	WENTLANDT IN SUPPORT OF
	)	CITY'S RESPONSE TO
	)	MOTIONS FOR SUMMARY
	)	JUDGMENT

Geoffrey Wentlandt declares the following:

1. I am over the age of 18. I have personal knowledge of the facts set forth herein and I am competent to testify to the same.
2. I am a senior planning manager at the City of Seattle ("City") Office of Planning and Community Development ("OPCD") and worked on both the Seattle 2035 Comprehensive Plan update as well as the proposal that is the subject of the EIS that is being appealed in the above-captioned action.
3. In 2012, the City of Seattle ("City") began its effort to update the Seattle Comprehensive Plan to plan for the twenty-year period of growth from 2015 to 2035, referred to hereafter as Seattle 2035. Public Outreach began as early as 2013.
4. In October of 2015, the City adopted Ordinance 124887 completing part, but not all of the Seattle 2035 periodic update.
5. In 2015, the City, through the Office of Planning and Community Development ("OPCD") and the Department of Neighborhoods ("DON"), was engaged in public outreach regarding Seattle 2035.

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6. As part of that outreach, the City held various public workshops and community engagement events at which the City provided maps of urban villages and potential urban village expansion areas for some of the urban villages.
  7. In May 2016, the Mayor of Seattle issued the Mayor's Recommended Seattle 2035 Comprehensive Plan – Managing Growth to Become an Equitable City (“Mayor’s Recommended Plan”) which was transmitted to the City Council on May 3, 2016 and then referred to the Seattle City Council Planning, Land Use and Zoning (“PLUZ”) Committee on May 16, 2016.
  8. The Mayor’s Recommended Plan included three proposed changes to the Future Land Use Map (“FLUM”), one of which was the proposal to depict urban village potential expansion areas with dashed lines on the FLUM.
  9. The OPCD Director’s Report on the Mayor’s Recommended Plan described the proposed change in this way:

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Another change to the FLUM is the addition of dashed lines outside the boundaries of those urban villages that have very good transit service – either a light rail station or a Rapid Ride bus stop that intersects with another frequent bus route. The dashed lines are drawn to incorporate an area that is within approximately a 10-minute walk of the transit service. At this time, these dashed lines represent a general area for further study as part of the City’s work on the Housing Affordability and Livability Agenda. Future, more detailed review of each of these locations could result in revisions to the current urban village boundaries.

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Relevant portions of the Director’s Report on the Mayor’s Recommended Plan are attached herein as Exhibit A.

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10. In a Seattle City Council Central Staff (“Central Staff”) memo dated June 2, 2016 to the PLUZ Committee, Central Staff indicate:

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“The dashed lines on the Future Land Use Map are intended to be preliminary indications of future expansion that would be better defined through a process with the local community. There are currently two processes underway to start to define where those boundaries would be located. The Executive has convened a set of focus groups that will discuss potential urban village expansions. Those focus groups started meeting in April, and will continue meeting through the winter. In addition, the Council, under Councilmember Johnson’s leadership, will host a series of charrettes with communities in and around urban villages that might see expanded boundaries. . . the Council may want to remove the dashed lines from the Future Land Use Map until the charrettes and the focus groups have

1           been completed and there is more community consensus on where urban villages  
2           should be expanded.”

3           Relevant portions of the June 2, 2016 Central Staff Memo to the PLUZ Committee  
4           are attached herein as Exhibit B.

5           11. On June 7, 2016 and July 8, 2016, the PLUZ Committee held public meetings and discussed  
6           the potential expansion areas to the FLUM as part of the Seattle 2035 Comprehensive Plan  
7           update.

8           12. At its August 16, 2016 regular meeting, the PLUZ Committee decided to hold off on  
9           including future expansion areas shown as dashed lines on the FLUM as part of the Seattle  
10          2035 process. The video of the August 16, 2016 PLUZ Committee meeting can be viewed at  
11          this link <http://www.seattlechannel.org/mayor-and-council/city-council/2016/2017-planning-land-use-and-zoning-committee?videoid=x67436>. The discussion pertaining to the proposed  
12          amendments to the FLUM begins at 1 hour 4 minutes and 47 seconds into the video.

13          13. Central Staff prepared a memo dated September 9, 2016 identifying amendments the PLUZ  
14          Committee decided to make from the Mayor’s Recommended Plan. On pages 22 and 23 of  
15          92, the memo provides that “Councilmembers may want to hold off on making these changes  
16          until more detail regarding future urban village boundaries and zoning is available through  
17          ongoing work to implement the mandatory affordable housing program. During discussion  
18          on August 16, 2016, PLUZ was inclined to amend the FLUM in the Mayor’s Recommended  
19          plan only to add cemeteries as a unique land use.” Relevant portions of the Central Staff  
20          Memo dated September 9, 2016 are attached herein as Exhibit C.

21          14. On September 19, 2016, Central Staff prepared a memo that identifies Council’s intent to  
22          replace the Mayor’s proposed FLUM with a new version of the Map identified as Council’s  
23          Amendment No. 190. The new version of the map does not include “potential urban village  
24          expansion” areas. Relevant portions of the September 19, 2016 Central Staff Memo are  
25          attached herein as Exhibit D.

26          15. On September 20, 2016, the PLUZ Committee voted to send the Mayor’s Recommended  
27          FLUM, without the dashed lines on the FLUM, to the full City Council for adoption.

28          16. In October of 2016, the City Council adopted Ordinance 125173, that completed the Seattle  
29          2035 process and adopted amendments to the FLUM as shown on Council’s Amendment No.  
30          190, without inclusion of the dashed lines that depict potential urban village expansion areas.  
31          Relevant portions of Ordinance 125173 including Amendment No. 190 is attached herein as  
32          Exhibit E.

33          17. In October 2016, the City published the first draft of Citywide MHA zoning maps and  
34          gathered community input on those maps between October 2016 and June 2017.

1 18. In June 2017, the City issued the DEIS for the Citywide MHA implementation Proposal  
2 including alternatives with variations of zone change maps. DEIS Appendix F indicated that  
3 amendments to several neighborhood planning policies will be docketed and the policies  
4 modified to remove potential inconsistencies.

5 19. In August of 2017, the City Council adopted Resolution 31762. In Section 2 of Resolution  
6 31762, the City Council requested that “the Executive provide recommendations for potential  
7 amendments to Comprehensive Plan policies and maps to facilitate the implementation of the  
8 Mandatory Housing Affordability Program (MHA) citywide . . .” In Section 5 of Resolution  
9 31762, the City Council requested that OPCD “review the amendments described and listed”  
10 in Section 2 and “conduct public and environmental review as appropriate; and present its  
11 analyses and the Mayor’s recommendations to the Planning Commission and to the City  
12 Council on the schedule set by Resolution 31117 for review and consideration in 2018.”  
13 Resolution 31762 includes an attached memorandum dated July 10, 2017 (“July 10 Memo”),  
14 from the Director of the Office of Planning and Community Development to the City  
15 Council’s PLUZ Committee that describes the proposed amendments to specific  
16 neighborhood plan policies. Resolution 31762 is attached herein as Exhibit F.

17 20. The July 10 Memo on pages 4 and 5 provides in full:

18 Individual policies or goals in the Neighborhood Plan element of the  
19 Comprehensive Plan are proposed for amendment where they explicitly call for  
20 maintaining single family zoning within an urban village or center. Certain  
21 policies that call for maintaining aspects of single-family areas (such as scale,  
22 character, or integrity) are proposed for amendment if they would clearly and  
23 directly conflict with the draft MHA implementation proposal. However, in cases  
where neighborhood plan policies call for maintaining aspects of a single-family  
areas (i.e. character) that are possible to achieve while implementing MHA, the  
neighborhood plan policy is not proposed for amendment.

Amendments would remove explicit references to preservation of zoning, in favor  
of statements to preserve physical scale or character where appropriate. For goal  
or policy statements that could be construed to directly conflict with MHA  
implementation short of direct references to zoning, policy language would be  
added to recognize the potential for addition of a variety of housing types, while  
preserving aspects of single family areas that are desired for preservation by the  
neighborhood plan policy. The following Neighborhood Plan policies would be  
amended.

- Fremont F-P13
- Morgan Junction MJ-P13, MJ-P14
- Northgate NG-P8
- Roosevelt R-LUG1
- Westwood/Highland Park W/HP-P3
- Aurora-Licton Springs AL-P2
- North Rainier NR-P9

- Wallingford W-P1
- West Seattle Junction WSJ-P13

**Next Steps**

The final content of policy language, and the exact text and map amendments will be determined at a future time based on the public engagement and environmental review. Specific text would be developed at a future time, and made available for review by and discussion with community members before City Council adoption of the 2017-2018 amendments. This additional community engagement will occur prior to a final recommendation by OPCD on the 2017-2018 Comprehensive Plan amendments, which is expected in the fourth quarter 2017.

21. The City, through OPCD and DON, provided additional community engagement beginning in October of 2017 specifically to provide information to the public and gather public input regarding the potential text amendments to the nine neighborhood planning policies identified in the July 10 Memo. OPCD and DON jointly:
- Held community meetings on October 17, 2017 and October 26, 2017, to discuss several options for updating the neighborhood plan policies. There was deliberate inclusion of the neighborhood plan stewardship groups in this process;
  - Provided a “meeting-in-a-box” to help community members and groups discuss the issues at their own gatherings and provide feedback; and
  - Created an online engagement website that launched October 10, 2017 to solicit input on options and allow discussion.
  - The City accepted comments on the proposed amendments to neighborhood planning policies until December 8, 2017
22. The Meeting in a Box materials, attached herein as Exhibit G, indicate that a handful of neighborhood planning policies “restrict the amount and type of housing choices allowed in some urban villages – creating an inconsistency with new citywide policies. The policies also conflict with implementing Mandatory Housing Affordability (MHA), a policy that will provide more affordable housing throughout the city. Modifying those policies to allow greater flexibility is necessary for Seattle to become a more affordable and sustainable city.”
23. The Meeting in a Box Materials also included specific policy options that the community could provide feedback on. For each of the neighborhood planning policies identified as potentially inconsistent with the MHA Proposal, there was an Option A, Option B, Option C, and a “Craft your own Policy” under Option D.
24. Roosevelt R-LUG1 Existing Policy is “Foster development in a way that preserves single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.” The policy options provided for Roosevelt R-LUG1 were:

**Option A (Edit existing policy with focus on character and scale):** Foster development in a way that preserves ~~the~~ a scale and character similar to ~~of~~ single-family residentially ~~zoned~~ enclaves and provides appropriate transitions to more dense, or incompatible, uses.

1 **Option B (Edit existing policy with focus on housing types):** Foster development such  
2 as cottages, townhouses, and low-rise apartments in a way that ~~preserves single-family~~  
3 ~~residentially zoned enclaves~~ and provides appropriate transitions to more dense, or  
incompatible, uses.

4 **Option C (Replace existing policy with descriptions of housing choices and other**  
5 **land uses for lower-density areas of Residential Urban Villages):** Maintain the  
6 physical character of historically lower-density areas of the urban village by encouraging  
7 housing choices such as cottages, townhouses, and low-rise apartments. Encourage  
primarily residential uses 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.

8 **Option D: Other ideas? Craft your own policy guided by our Helpful Hints**

9 25. West Seattle Junction WSJ-P13 Existing Policy is “Maintain the character and integrity of  
10 the existing single-family areas.” The policy options provided for West Seattle Junction  
WSJ-P13 were:

11 **Option A (Edit existing policy with focus on character and scale):** Maintain ~~the a~~  
12 character and scale integrity similar to of the existing single-family housing areas.

13 **Option B (Edit existing policy with focus on housing choices):** Maintain opportunities for  
14 the character and integrity of the existing single-family lower-density housing choices in  
historically single-family housing areas, including larger sized housing units and ground-  
related housing units.

15 **Option C (Replace existing policy with descriptions of housing choices and other land**  
16 **uses for lower-density areas of Hub Urban Villages):** Maintain the physical character of  
17 historically lower-density areas of the urban village by encouraging housing choices such as  
cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while  
allowing for commercial and retail services for the urban village and surrounding area,  
generally at a lower scale than in Urban Centers.

18 **Option D: Other ideas? Craft your own policy guided by our Helpful Hints**

19 26. In November 2017, the City issued the FEIS for the MHA Proposal. FEIS, Appendix F was  
20 amended for the sole reason to acknowledge that, based on the adoption of Resolution 31762,  
21 the comprehensive plan amendments to implement MHA, including the amendments to the  
neighborhood planning policies were docketed on the 2017/2018 calendar and that they  
22 would be modified to remove potential inconsistencies.  
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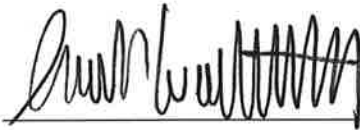
1 27. OPCD anticipates that an Executive recommendation that proposes specific amendments to  
2 the Neighborhood Plan policies in the Comprehensive Plan will be transmitted to the City  
Council for its review sometime in May or June of 2018.

3 28. The City's standard practice is to incorporate a summary into the EIS, pursuant to WAC 197-  
4 11-440(6)(d)(i), by including a summary-level identification of the most relevant  
comprehensive planning policies and regulations and discuss the proposal's general  
5 consistency with the Comprehensive Plan and zoning regulations.

6 29. In previous EIS's prepared for non-project programmatic proposals, the City's past practice has  
7 not been to include specific amendatory language for every proposed amendment to the Seattle  
8 Comprehensive Plan or development regulations.

9 I declare under penalty of perjury under the laws of the state of Washington that the foregoing  
10 information is true and correct.

11 Signed on this 10 day of May, 2018 in Seattle, Washington

12 

13 Geoff Wentlandt  
14 Senior Planning Manager  
15 Office of Planning and Community Development

# EXHIBIT A



**Director's Report  
on the  
Mayor's Recommended Comprehensive Plan**



**Managing Growth to become a more Equitable City**

**Office of Planning and Community Development  
Diane M. Sugimura, Interim Director  
May 2016**

The maps below show a portion of the current FLUM on the left, with the recommended FLUM on the right. The “H” inside the village boundary on the current map indicates that this area (Lake City) is designated a Hub Urban Village. The map on the recommended map uses the blue color to indicate the Hub Urban Village designation; urban centers and residential urban villages show in different shades of blue.



The purpose of these changes is to more clearly indicate the City’s intention of creating mixed-use environments in all the centers and villages. One effect of these changes will be that an amendment to the FLUM would no longer be a prerequisite to rezone areas inside urban villages. Requests for rezones would be evaluated using the rezone criteria in the Land Use Code. This means that future rezones for areas inside villages would require only one City Council action – a vote on the rezone itself – rather than separate votes on a FLUM amendment and then on the rezone. Because the Plan may be amended only once a year, the current requirement for two Council actions can add significant time to the decision process.

Another change to the FLUM is the addition of dashed lines outside the boundaries of those urban villages that have very good transit service—either a light rail station or a Rapid Ride bus stop that intersects with another frequent bus route. The dashed lines are drawn to incorporate an area that is within approximately a 10-minute walk of the transit service. At this time, these dashed lines represent a general area for further study as part of the City’s work on the Housing Affordability and Livability Agenda. Future, more detailed review of each of those locations could result in revisions to the current urban village boundaries.

# EXHIBIT B



# Seattle City Council

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## Central Staff - Memorandum

**Date:** June 2, 2016

**To:** Councilmember Rob Johnson, Chair  
Councilmembers Mike O'Brien and Lisa Herbold, Members  
Planning, Land Use and Zoning (PLUZ) Committee

**From:** Lish Whitson and Eric McConaghy, Council Central Staff

**Subject:** Seattle 2035: Growth Strategy and Land Use Elements

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On June 7, the PLUZ Committee will discuss the Growth Strategy and Land Use Elements of the Mayor's recommended Comprehensive Plan, "Seattle 2035." The recommended Growth Strategy Element contains estimates for how the city will accommodate the 70,000 housing units and 115,000 jobs anticipated in Seattle over the next twenty years. The Land Use Element provides policies to shape development to accommodate that growth. Key changes in these elements include:

### **Growth Strategy Element**

1. Combining the "Urban Village Element" and "Urban Design Element" into a new "Growth Strategy Element" with a new section of "community engagement" policies
2. Adopting new estimates of expected growth rate for urban based on type of village, transit accessibility and potential for displacement
3. Adding a potential future urban village at N 130<sup>th</sup> Street and Interstate-5
4. Including areas within a 10 minute walk of light rail stations or very good bus service within urban village boundaries
5. Removing specific policies and growth targets for "urban center villages"

### **Land Use Element**

6. Changing how urban centers and urban villages are shown on the Future Land Use Map and providing new policy guidance regarding appropriate scales of development for each category of urban center and village
7. Removing specific criteria regarding the location of single-family zones, relying on the same language in the Land Use Code

This memo discusses these significant changes contained in the Growth Strategy and Land Use elements in the recommended plan, and identifies areas where the Council may want to

services within easy walking distance of residents in the area, and many blocks do not have sidewalks. Building a compact pedestrian-oriented community that can accommodate at least 12 dwelling units/acre will take significant time and effort and extensive work with the local community. **The Council may want to provide more direction to the Executive regarding a process for identifying and implementing the characteristics necessary to create a successful urban village in this area.**

#### **4. Expanded Urban Villages**

The Mayor's Recommended Comprehensive Plan includes a new policy GS 2.12 as follows: "Include the area that is generally within a ten-minute walk of light rail stations or very good bus service in urban villages." "Very good bus service" is not defined, however, Growth Strategy Figure 3 defines "very good transit service" for an urban village as including a light rail station or RapidRide bus service plus at least one other high-frequency bus route.

Applying this new policy, the Executive has proposed a potential future urban village encompassing the areas within a ten minute walk of the planned light rail station at N 130<sup>th</sup> Street and I-5. The proposed Future Land Use Map also includes potential future urban village expansions to the following urban villages:

- 23<sup>rd</sup> and Jackson-Union
- Ballard
- Columbia City
- Crown Hill
- North Beacon Hill
- North Rainier
- Othello
- Rainier Beach
- Roosevelt
- West Seattle Junction

The proposed Future Land Use Map does not currently show an expansion at the Aurora-Licton urban village or around the planned light rail station at Graham Street. There may be other areas within a ten minute walk of very good transit that are also not shown.

The dashed lines on the Future Land Use Map are intended to be preliminary indications of future expansion that would be better defined through a process with the local community. There are currently two processes underway to start to define where those boundaries would be located. The Executive has convened a set of focus groups that will discuss potential urban village expansions. Those focus groups started meeting in April, and will continue meeting through the winter. In addition, the Council, under Councilmember Johnson's leadership, will host a series of charrettes with communities in and around urban villages that might see

expanded boundaries. Those charrettes are expected to take place in the fall. Because the dashed lines on the Future Land Use Map are provisional, have no policy weight, and are not comprehensive, **the Council may want to remove the dashed lines from the Future Land Use Map until the charrettes and the focus groups have been completed and there is more community consensus on where urban villages should be expanded.**

Proposed policy GS 2.12 replaces a policy (LU273) that encouraged the creation of “transit communities” in locations with frequent and reliable transit. That policy explicitly stated that Manufacturing/Industrial Centers were not appropriate locations for transit communities. GS2.12, as proposed, would apply equally within and outside manufacturing/industrial centers. With the potential of light rail stops being added to both Manufacturing/Industrial Centers as part of ST3, **the Council may want to consider providing more direction whether areas within a ten minute walking distance of light rail stations in Manufacturing/Industrial Centers should be considered for urban villages.**

**5. Urban Center Villages**

Seattle 2035 proposes to remove “Urban Center Villages” from the hierarchy of urban villages. Urban Center Villages have been used to provide a planning focus for neighborhoods within the three largest Urban Centers. Planning for these urban centers and urban center villages occurred depending on the wishes of the local community, so there has not been a consistent approach to these areas. **If the Council agrees to remove the designation of Urban Center Villages within Urban Centers, the Council may want to provide additional discussion of these areas in either the Growth Strategies or the Neighborhood Planning element to clarify the relationship between the different neighborhood plans applying to these subareas and the broader urban center plans.**

Urban Centers	Urban Center Villages within Urban Center	Neighborhood Plan covering the Center or Villages
Downtown	Belltown, Chinatown/International District Commercial Core Denny Triangle Pioneer Square	Downtown, plus: Belltown Chinatown/International District Commercial Core Denny Triangle Pioneer Square
First Hill/Capitol Hill	12 <sup>th</sup> Avenue Capitol Hill First Hill Pike/Pine	Part of the Central Area plan Capitol Hill First Hill Pike/Pine
Northgate	None	Northgate

# EXHIBIT C

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**NOTES**

The tables shown on the following attachments specify City Council's amendments to the Mayor's Recommended Comprehensive Plan based on public comment, Councilmember and Council Staff review of the Recommended Plan. The initial, or potential, form of each amendment is shown along with discussion and the Council's amendment.

All of Council's amendments should be considered in draft form, awaiting the public hearing on September 15, 2016 and further discussion of the Planning Land Use and Zoning (PLUS) Committee.

"Current plan" refers to the existing adopted plan, which was originally adopted in 2004 and has been later amended.

"Draft plan" refers to the version of the plan published by the Department of Planning and Development in July 2015.

"Recommended plan" refers to the Mayor's Recommended Comprehensive Plan as attached to Council Bill 118683.

Specific language to be deleted from the Mayor's Recommended Comprehensive Plan is shown in ~~striketrough~~.

Specific language proposed to be added to the Mayor's Recommended Comprehensive Plan is shown underlined.

Attachments 1-14: Potential Comprehensive Plan Amendments

Potential Amendment	Discussion	Council's Amendment
<p>adjacent to light rail stations and frequent bus service</p> <p>d. Do not amend LU 1.3</p>	<p>minimum densities for different categories of centers and villages</p>	
<p>36. Future Land Use Map</p> <p>a. Amend the proposed Future Land Use Map to remove "potential urban village expansion" areas until more detail regarding those boundaries are available</p> <p>b. Amend the proposed Future Land Use Map to remove shading of urban centers and villages</p> <p>c. Amend the Future Land Use Map to add urban village expansion areas around proposed light rail stations contained in ST3 or other areas that meet the criteria in policy G 2.12.</p> <p>d. Use the Future Land Use Map from the current plan and wait to make amendments until 2017</p>	<p>The Future Land Use Map is a required part of the Comprehensive Plan under the Growth Management Act. The Mayor's Recommended Future Land Use Map includes three changes:</p> <ol style="list-style-type: none"> <li>1. Urban centers and villages are shown with consistent colors across the map;</li> <li>2. Dashed lines are added that show a ten-minute walk from high-frequency transit existing as of May 2015 as potential areas where urban villages could be expanded</li> <li>3. Adding cemeteries to the map as unique land uses with a special role under the City Charter.</li> </ol> <p>Councilmembers may want to hold off on making these changes until more detail regarding future urban village boundaries and zoning is available through ongoing work to implement the mandatory affordable housing program.</p> <p>During discussion on August 16, 2016, PLUZ was inclined to amend the FLUM in the</p>	<p>Pending.</p>

Attachments 1-14: Potential Comprehensive Plan Amendments

Potential Amendment	Discussion	Council's Amendment
<p>e. Adopt the Mayor's proposed Future Land Use Map</p>	<p>Mayor's Recommended plan only to add cemeteries as unique land uses.</p>	
<p>37. Industrial Lands policies</p> <p>a. Retain language from the current plan regarding industrial lands</p> <p>b. Adopt language proposed in the 2015 draft plan regarding industrial lands</p> <p>c. Do not amend the Mayor's Recommended Plan regarding industrial lands</p>	<p>The Draft Comprehensive Plan published in July 2015 included two new policies regarding industrial lands: a policy regarding retaining land in Manufacturing/Industrial Centers for industrial uses and a policy discouraging the use of the industrial commercial zone in Manufacturing/Industrial Centers.</p> <p>The Mayor did not recommend those policies and has convened an industrial lands working group or task force to provide guidance on these and related issues. In holding off on these policies, the Mayor's Recommended Plan provides less guidance than the current plan regarding the importance of industrial lands.</p> <p>For example, language stating that urban villages are not appropriate to include in industrial areas is removed. The Planning Commission has recommended that the Council adopt the policies proposed in the draft plan.</p>	<p>Pending.</p> <p>See comparison of industrial land policies between the current plan and the draft plan and between the draft plan and the Recommended Plan on Attachment 19.</p>

# EXHIBIT D

## MEMORANDUM

**To:** Councilmember Rob Johnson, Chair  
Councilmembers Mike O'Brien and Lisa Herbold, Members  
Planning, Land Use and Zoning Committee

**From:** Eric McConaghy and Lish Whitson, Central Staff

**Date:** September 19, 2016

**Subject:** Amendments to Seattle 2035

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On September 20, the Planning, Land Use and Zoning (PLUZ) Committee is scheduled to continue discussion and possibly vote on amendments to the Mayor's Recommended Comprehensive Plan, "Seattle 2035." The purpose of this memo is to provide a decision agenda for the Committee to vote on amendments, and possibly the amended bill. Amendments are shown on attachments starting on page 4.

### **Background on Committee Process**

The City Council has conducted an extensive review of the Mayor's Recommended Comprehensive Plan. This review included two public hearings and a process whereby Councilmember Johnson took the Comprehensive Plan "on the road," bringing key themes of the Plan to most Council committees for review and discussion over a period of two months. Out of that review, various amendments have been suggested by Councilmembers. The PLUZ Committee discussed these possible amendments at its [August 16](#) and [September 9](#) meetings. For each meeting, potential amendments were attached to a memo prepared for that meeting and provided to the public for review and comment.

Many of the proposed amendments are informed by comment and testimony from members of the public, received both at the public hearings on June 27 and September 15, in public comments at each committee meeting and in written comments. The amendments also respond to recommendations by the Seattle Planning Commission, the Seattle Music Commission, Historic Seattle and other organizations.

The attached amendments reflect the Committee's discussion at the September 9 Committee meeting. Changes to the amendments published on September 9 or new amendments resulting from public comment and final staff review and added since September 9 are highlighted in red.

If the Committee votes to recommend passage of an amended bill at the September 20<sup>th</sup> PLUZ Committee meeting, additional opportunity for public comment will be provided. In order to provide that opportunity, the earliest possible date for a full Council vote would be October 3.

## **Decision agenda**

We have prepared a decision agenda that is divided into five sections:

1. "Technical amendments" previously presented to the Committee. These amendments were previously presented to the Committee as part of the agenda on September 9 and have not changed since that meeting. Central Staff recommends that the Committee vote on this package of amendments as a single consent agenda.
2. "Technical amendments" with minor changes since September 9 and policy decisions made by the PLUZ Committee at the September 9 committee meeting. Modifications or clarifications have been made to these amendments as a result of comments from the Law Department, your offices or staff. These amendments include "policy decisions" where the Committee has previously provided direction. These amendments are also recommended to be voted on as a consent agenda.

Note: If you would like to pull any of the amendments from either of these consent agendas for additional discussion, please let us know.

3. "New amendments". These amendments respond to recommendations from the public or Councilmember priorities. They have been added since the September 9 PLUZ Committee meeting.
4. "Policy decisions" for discussion. These amendments were highlighted in the Committee meetings on August 16 and September 9 but no policy decision was made at either Committee meeting. Each of these amendments, or sets of amendments, are listed for separate discussion and vote.
5. Final Committee votes. These items would modify the Council Bill to incorporate the Committee's amendments and ask for the Committee's final recommendation on the bill as amended.

cc: Kirstan Arestad, Central Staff Executive Director  
Ketil Freeman, Supervising Analyst

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## NOTES

The edits shown below specify City Council's amendments to the Mayor's Recommended Comprehensive Plan (which is Attachment 1 to Council Bill 118683).

Specific language to be deleted from the Mayor's Recommended Comprehensive Plan is shown in ~~striketrough~~.

Specific language proposed to be added to the Mayor's Recommended Comprehensive Plan is shown underlined.

\*\*\*Indicates that adjacent text has been omitted

**Policy Decision D. Should the Future Land Use Map include consistent urban center and village land use areas?**

**Council's Amendment**

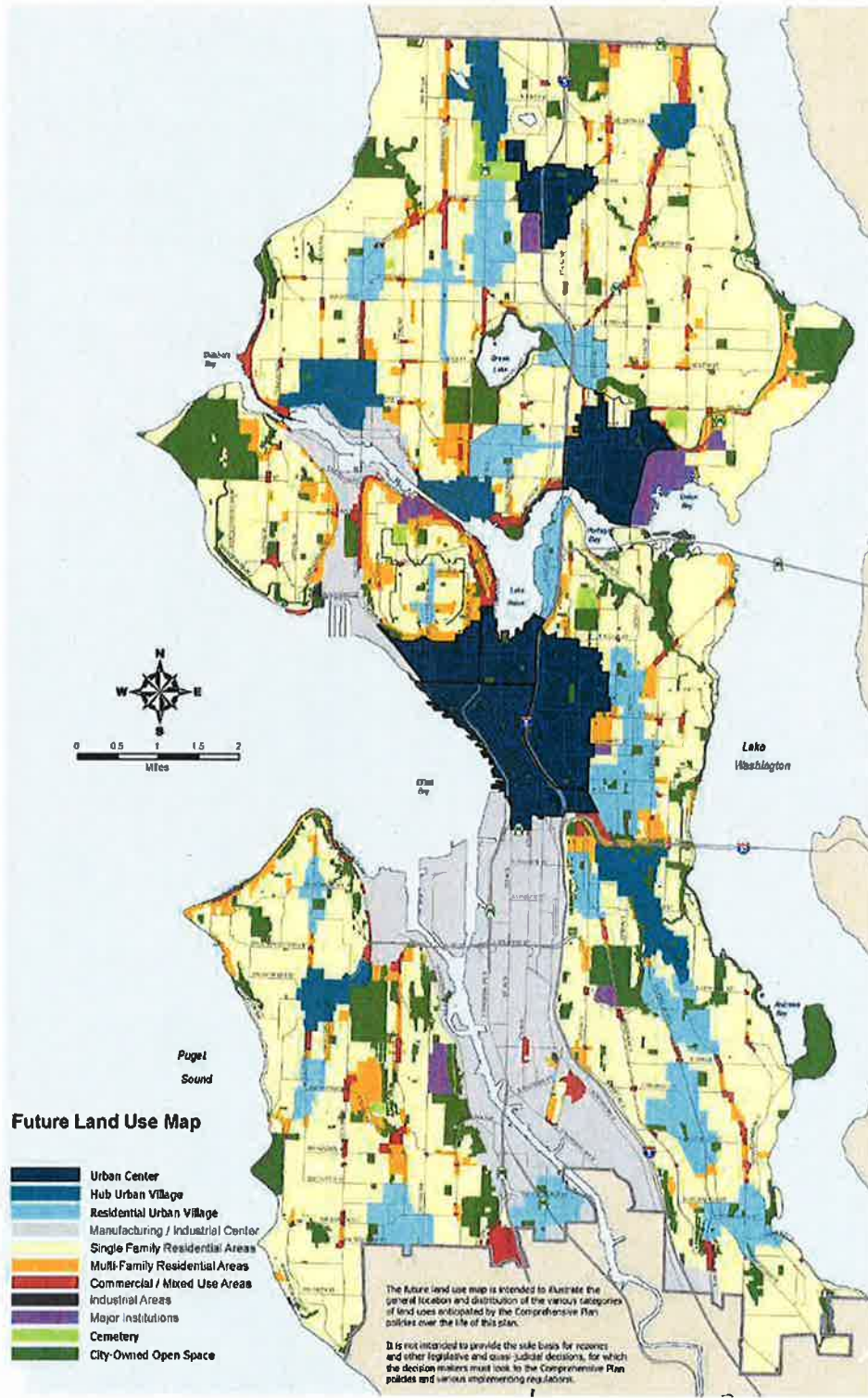
**190** On page 40, replace the Future Land Use Map with a new version of the map that does not include "potential urban village expansion" areas. The Committee is considering between two versions of the Future Land Use Map as shown below:

Option 1 would shade urban centers and villages in shades of blue to reflect their unique status as mixed-use communities in the Comprehensive Plan.

Option 2 would maintain the current plan's delineation of single-family, multifamily, commercial/mixed-use, industrial and major institution areas within urban centers and villages, as shown on the following pages.

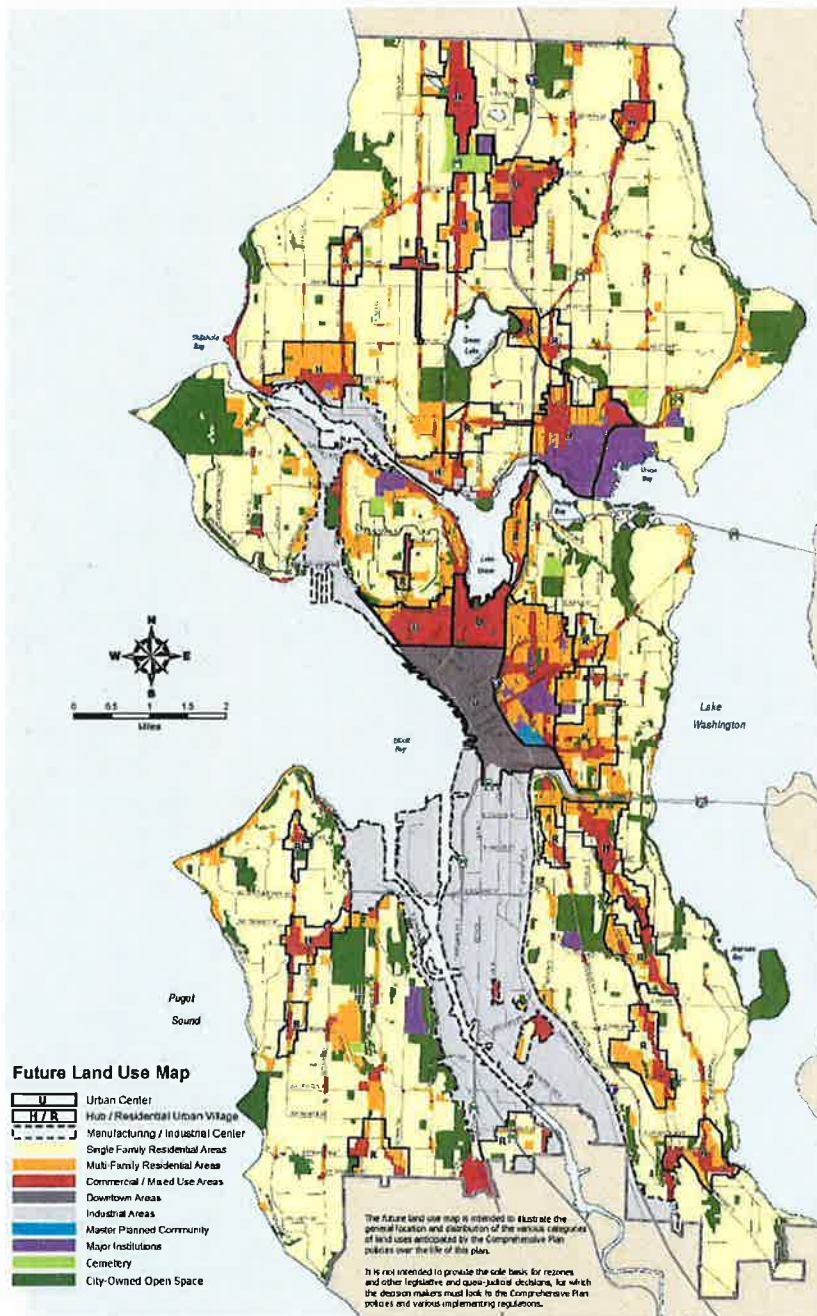


Option 1: Shade urban centers and villages based on the category of center or village



## Council's Amendment

Option 2: Do not shade urban centers and villages based on the category of center or village, show single-family, multi-family, commercial/mixed-use, industrial and major institution areas within urban centers and villages



# EXHIBIT E

CITY OF SEATTLE

ORDINANCE

125173

COUNCIL BILL

118683

1  
2  
3  
4  
5 AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes responding  
6 to Resolution 31577 to increase the Plan's emphasis on race and social equity and  
7 improve its readability; modifying or adding new goals and policies in several elements  
8 of the Plan that describe the City's objectives for distributing housing and employment  
9 growth; and amending Sections 5.72.020, 23.34.008, 23.45.516, 23.47A.012,  
10 23.47A.013, 23.49.056, 23.49.058, 23.51A.004, 23.58A.040, 23.69.030, 23.75.002, and  
11 23.84A.040 of the Seattle Municipal Code to revise references to the updated  
12 Comprehensive Plan.  
13

14 WHEREAS, the City of Seattle adopted its Comprehensive Plan with Ordinance 117221 in 1994,  
15 pursuant to the provisions of the State Growth Management Act, RCW 36.70A; and

16 WHEREAS, the City has made amendments to its Comprehensive Plan annually, as authorized  
17 by the State Growth Management Act; and

18 WHEREAS, the Department of Planning and Development, now known as the Office of  
19 Planning and Community Development, in cooperation with other City agencies  
20 including the Seattle Planning Commission, began in 2013 a series of programs and  
21 events, under the title Seattle 2035, to engage the public in discussions about potential  
22 changes to the Comprehensive Plan, consistent with the Seattle 2035 Public Participation  
23 Plan and documented in the Seattle 2035 Public Engagement Report; and

24 WHEREAS, in May 2015 the Department of Planning and Development published a Draft  
25 Environmental Impact Statement analyzing the potential effects of four different growth  
26 distributions in the city through 2035, conducted a public hearing, and received  
27 comments from the public on this document; and

1 WHEREAS, in May 2015, the Department of Planning and Development published a Growth  
2 and Equity report that analyzed the effects of four growth distributions on the city's  
3 marginalized populations; and

4 WHEREAS, in July 2015 the Department of Planning and Development published a Draft  
5 Comprehensive Plan and provided four months for the public to review and comment;  
6 and

7 WHEREAS, in April 2016 the Puget Sound Regional Council certified that the City's  
8 Comprehensive Plan, as amended in 2015, is consistent with multicounty planning  
9 policies and the regional transportation plan and conforms to Growth Management Act  
10 requirements for transportation planning; and

11 WHEREAS, the Director's Report accompanying this ordinance shows the recommended  
12 changes to goals and policies between the current Comprehensive Plan and the updated  
13 Plan; and

14 WHEREAS, in April 2016 the Office of Planning and Community Development published a  
15 Final Environmental Impact Statement that included analysis of five growth scenarios,  
16 including a preferred alternative; and

17 WHEREAS, the Council has considered public testimony made at public hearings and other  
18 pertinent materials regarding the proposed amendments; and

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

21 NOW, THEREFORE,

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

1 Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 124888, is  
2 hereby repealed and replaced by Attachment 1 to this ordinance, as amended by the Council  
3 Amendments listed in Attachments 2 through 17 to this ordinance. The Office of Planning and  
4 Community Development (OPCD) is directed to compile and publish a final version of the  
5 Seattle Comprehensive Plan that incorporates the amendments shown in Attachments 2 through  
6 17. The Council requests that OPCD include hyperlinks to other documents referenced in the  
7 plan, as the Office deems appropriate, in any version of the plan that is published online.

8 Section 2. Subsection 23.34.008.A of the Seattle Municipal Code, which section was last  
9 amended by Ordinance 123770, is amended as follows:

10 **23.34.008 General rezone criteria.**

11 A. To be approved a rezone shall meet the following standards:

12 1. In urban centers and urban villages the zoned capacity for the center or village  
13 taken as a whole shall be no less than ~~((one hundred twenty five percent ()))~~ 125((%)) percent of  
14 the growth ~~((targets))~~ estimates adopted in the Comprehensive Plan for that center or village.

15 2. For the area within the urban village boundary of hub urban villages and for  
16 residential urban villages taken as a whole the zoned capacity shall not be less than the densities  
17 established in the Urban Village Element of the Comprehensive Plan.

18 \* \* \*

19 Section 3. Subsection 23.45.516.D of the Seattle Municipal Code, which section was last  
20 amended by Ordinance 124952, is amended as follows:

21 **23.45.516 Additional height and extra residential floor area in MR and IIR zones**

22 \* \* \*

23 D. Transferable Development Potential (TDP) from Landmark structures and open space

1 Section 14. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 17<sup>th</sup> day of October, 2016,  
5 and signed by me in open session in authentication of its passage this 17<sup>th</sup> day of  
6 October, 2016.

7 

8 President \_\_\_\_\_ of the City Council

9 Approved by me this 28<sup>th</sup> day of October, 2016.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 28<sup>th</sup> day of OCTOBER, 2016.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)  
16  
17  
18



**Seattle City Council Amendments to  
Seattle 2035  
Comprehensive Plan**

**Attachments 2 through 17 to Council Bill 118683**



**Notes:**

The edits shown in the following attachments specify the City Council's amendments to the Mayor's Recommended Comprehensive Plan (which is Attachment 1 to Council Bill 118683) Numbers adjacent to each amendment refer to the amendments as approved by the PLUZ Committee at their September 20 meeting.

Specific language to be deleted from the Mayor's Recommended Comprehensive Plan is shown in ~~striketrough~~.

Specific language proposed to be added to the Mayor's Recommended Comprehensive Plan is shown underlined.

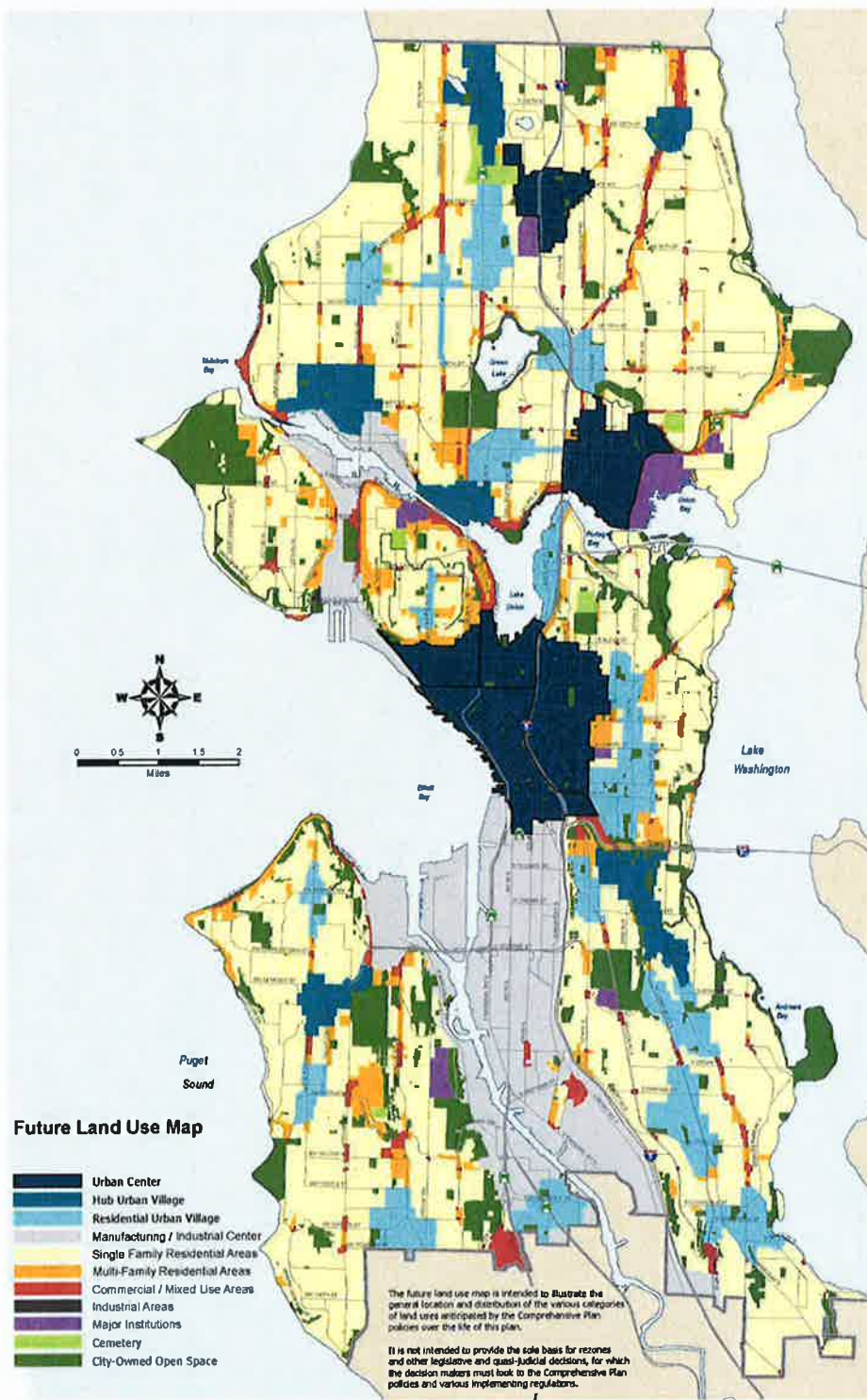
\*\*\* indicates that adjacent text has been omitted.

**Council's Amendment**

- In residential urban villages, a low to moderate density and scale of development
- Consider higher densities and scales of development in areas near light rail stations

**190** On page 40, replace the Future Land Use Map with a new version of the map that does not include "potential urban village expansion" areas, as shown below

### Council's Amendment



# EXHIBIT F

CITY OF SEATTLE

RESOLUTION 31762

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2018, and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about the proposed amendments.

WHEREAS, under the Washington State Growth Management Act, chapter 36.70A RCW, The City of Seattle (“City”) is required to have a comprehensive land use plan (“Comprehensive Plan”) and to review that plan on a regular schedule; and

WHEREAS, except in limited circumstances, the Growth Management Act allows the City to amend the Comprehensive Plan only once a year; and

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

WHEREAS, the City adopted a revised Comprehensive Plan reflecting significant changes through Ordinance 125173 in 2016; and

WHEREAS, Resolution 31117 establishes procedures for amendment of the Seattle Comprehensive Plan; and

WHEREAS, Resolution 31402 prescribes criteria by which proposals for amendments to the Comprehensive Plan are solicited from the public and selected for analysis and possible adoption, a process known as setting the Comprehensive Plan docket; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

**Section 1. Comprehensive Plan docket of amendments to be considered in 2018.** The following amendments proposed by individuals or organizations should be reviewed by the

1 Mayor and Council as possible amendments to the Comprehensive Plan. The full texts of the  
2 proposals are contained in Clerk File 320265.

3 1. Application by the City Neighborhood Council to amend land use policies to  
4 reduce the spillover of parking from urban centers and villages into the surrounding community.

5 2. Application by the Neighborhood Planning and Land Use Committee of the City  
6 Neighborhood Council to amend the Glossary to add a definition of “Concurrency.”

7 3. Application by the Neighborhood Planning and Land Use Committee of the City  
8 Neighborhood Council, Wallingford Chamber of Commerce, and Wallingford Community  
9 Council to amend Land Use Goal 6 to state that increasing affordable housing is a goal in setting  
10 parking requirements, rather than lowering construction costs, as currently stated.

11 **Section 2. Mandatory Housing Affordability amendments.** The Council requests that  
12 the Executive provide recommendations for potential amendments to Comprehensive Plan  
13 policies and maps to facilitate the implementation of the Mandatory Housing Affordability  
14 Program (MHA) citywide, consistent with Resolution 31612, including amendments to the  
15 Growth Strategy, Land Use, Housing, Neighborhood Planning, or other elements or maps in the  
16 Plan, as appropriate. The potential amendments are further described in the memorandum dated  
17 July 10, 2017, from the Director of the Office of Planning and Community Development  
18 (OPCD), included as Attachment A to this resolution. The Executive should consider, analyze  
19 and provide recommendations on the following proposed amendments proposed by individuals  
20 and organizations in concert with the MHA amendments:

21 A. Amendments to Urban Village boundaries and Neighborhood Plans

22 1. Application to amend the boundaries of the Wallingford Residential Urban  
23 Village to remove single-family zoned properties from the urban village.

1                   2. Application to amend the boundaries of the West Seattle Junction Hub Urban  
2 Village to remove single-family zoned properties from the urban village.

3                   3. Application to amend policies MJ-P13, MJ-P14, and MJ-P19 to require formal  
4 community planning engagement as a pre-requisite for further amendments to these policies. The  
5 Council requests that the Executive, in conjunction with the Department of Neighborhoods  
6 (DON), develop a plan for outreach to the Morgan Community Association in considering this or  
7 other MHA-related amendments to the Morgan Junction Neighborhood Plan.

8                   B. Amendments to the Land Use Element

9                   1. Application to amend the Land Use Element to add a new policy encouraging  
10 affordable housing designed for larger families in low density multi-family areas.

11                   2. Application to amend policies in the Land Use Element to allow for yards and  
12 trees in multifamily areas.

13                   3. Application to amend the Land Use Element to include a policy to discourage  
14 the demolition of residences and displacement of residents.

15                   4. Application to amend the Land Use Element to adopt policies related to  
16 establishing zone and rezone criteria to guide zoning decisions and ensuring that zoning  
17 decisions are done with public notice, outreach, and inclusiveness with a regard for local  
18 conditions, community preferences, and neighborhood plans.

19                   **Section 3. Manufacturing/Industrial amendments.** Consistent with Resolution 31682,  
20 the Council requests that the Executive provide recommendations of potential amendments to  
21 Comprehensive Plan policies related to industrial lands including policies to strengthen the long-  
22 term viability of Manufacturing/Industrial Centers and a re-evaluation of the Stadium District for  
23 Council consideration in 2018. In developing these recommendations, the Executive should

1 consider, analyze, and suggest improvements to the following amendments proposed by  
2 individuals and organizations, in addition to the amendments docketed in Resolution 31682:

3 1. Application to amend the Future Land Use Map to remove the Interbay Armory  
4 property from the Ballard-Interbay-Northend Manufacturing Industrial Center (BINMIC) and  
5 designate it a "Commercial/Mixed-Use" area.

6 2. Application to amend the Future Land Use Map to remove property located at  
7 1819-1893 15th Avenue West and 1855-2033 15th Avenue West from the BINMIC and  
8 designate it "Mixed Use/Commercial."

9 3. Application to amend the boundaries of the BINMIC and amend policies and the  
10 Seattle Municipal Code to allow for expansion of the Major Institution use onto industrial land  
11 outside of the BINMIC and south of the ship canal.

12 4. Application to amend the Future Land Use Map to remove Pier One, located at  
13 2130 Harbor Avenue SW, from the Greater Duwamish Manufacturing/Industrial Center and  
14 designate it Mixed Use/Commercial.

15 **Section 4. Impact fee amendments.** The Council requests that the Executive forward  
16 any amendments necessary to support implementation of an impact fee program for: public  
17 streets, roads, and other transportation improvements; publicly owned parks, open space, and  
18 recreation facilities; and school facilities. This may include amendments to update or replace  
19 level-of-service standards or to add impact fee project lists in the Capital Facilities Element and  
20 amendments to other elements or maps in the Plan, as appropriate.

21 **Section 5. Request for review and recommendations.** The Council requests that the  
22 Office of Planning and Community Development review the amendments described and listed in  
23 Sections 1, 2 and 3 of this resolution, and prepare amendments consistent with Section 4 of this



1 resolution; conduct public and environmental reviews as appropriate; and present its analyses  
2 and the Mayor's recommendations to the Planning Commission and to the City Council on the  
3 schedule set by Resolution 31117 for review and consideration in 2018.

4 **Section 6. Comprehensive Plan amendments that will not be considered in 2018.** The  
5 Council rejects the following proposed amendments:

6 1. Application to amend the Growth Strategy Element to include a policy related to  
7 the monitoring of development activity in urban villages and a special review procedure in  
8 response to that monitoring.

9 2. Application to amend the Transportation Element to adopt a new policy  
10 discouraging pedestrian grade separations, including skybridges, aerial trams, and tunnels, in  
11 urban centers and villages.

12 3. Application to amend the Transportation Element to add a new policy to limit  
13 street and road damage caused by heavy vehicles.

14 4. Application to add a new element related to "Open and Participatory  
15 Government."

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Adopted by the City Council the 7<sup>th</sup> day of AUGUST, 2017,  
and signed by me in open session in authentication of its adoption this 7<sup>th</sup> day of  
AUGUST, 2017.



President \_\_\_\_\_ of the City Council

Filed by me this 7<sup>th</sup> day of AUGUST, 2017.



Monica Martinez Simmons, City Clerk

(Seal)

Attachment:  
Attachment A - OPCD Director's Memorandum, dated July 10, 2017



**Seattle**  
**Office of Planning &  
Community Development**

Edward B. Murray, Mayor | Samuel Assefa, Director

600 4th Ave, Floor 5  
P.O. Box 94788  
Seattle, WA 98124-7088

**Date:** July 10, 2017

**To:** City Council Planning Land Use and Zoning (PLUZ) Committee

**From:** Sam Assefa, Director

**Re:** 2017 – 2018 Comprehensive Plan Amendments related to the implementation of Mandatory Housing Affordability (MHA)

The purpose of this memo is to provide more information to decision-makers and the public about Comprehensive Plan amendments being prepared by OPCD for the 2017-2018 docket. The June 22<sup>nd</sup>, 2017 *Notice of Seattle City Council Hearing to Help Select Amendments for Later Consideration as Possible 2018 Amendments to the City's Comprehensive Plan* identified City Council's request for departments to recommend Comprehensive Plan amendments that would:

*"Facilitate the implementation of the Mandatory Housing Affordability program citywide, including amendments to the Growth Strategy, Land Use, Housing, Neighborhood Planning or other elements or maps in the Plan, as appropriate."*

This memo provides additional information about the scope and content of these amendments.

**Background**

The Seattle 2035 Comprehensive Plan calls for consistency between citywide and neighborhood policies:

**CI 2.11** *Maintain consistency between neighborhood plans and the Comprehensive Plan. In the event of a possible inconsistency between the Comprehensive Plan and a neighborhood plan, amend the Comprehensive Plan or the neighborhood plan to maintain consistency.*

In October of 2016 the Seattle City Council passed legislation for the Seattle 2035 major comprehensive plan update. The Seattle 2035 Comprehensive Plan updated and revised Comprehensive Plan goals and policies, and included a new Comprehensive Plan Future Land Use Map (FLUM). Seattle 2035 included several new policies related to greater diversity of housing and additional density within designated urban villages and centers including:

***GS 1.6*** Plan for development in urban centers and urban villages in ways that will provide all Seattle households, particularly marginalized populations, with better access to services, transit, and educational and employment opportunities.

***GS 1.7*** Promote levels of density, mixed-uses, and transit improvements in urban centers and villages that will support walking, biking, and use of public transportation.

***H 3.5*** Allow additional housing types in areas that are currently zoned for single-family development inside urban villages; respect general height and bulk development limits currently allowed while giving households access to transit hubs and the diversity of goods and services that those areas provide.

In addition, the newly adopted FLUM designated all areas within urban villages as "Urban Village" instead of the previous designation of individual land uses, (i.e. multi-family, single family) within the villages. The FLUM change sought to recognize the intent for a broad and diverse mix of land uses within villages.

The Seattle 2035 planning process also included planning study, environmental review, and public engagement on expansion of certain urban village boundaries to a 10-minute walkshed from high frequency transit service. While these boundary expansions were not formally adopted as part of the FLUM in 2016, policies supportive of urban villages in a 10-minute walkshed from transit were included in the plan.

***GS 1.12*** Include the area that is generally within a ten-minute walk of light rail stations or very good bus service in urban village boundaries, except in manufacturing/ industrial centers.

At the time of the Seattle 2035 Comprehensive Plan update, policies in the Neighborhood Plans element were not updated or amended. Most policies in this element date to the time of neighborhood plan preparation during the 1990s, with some updates since then. Since neighborhood plan policies were not updated in 2016, there may be instances of inconsistency between newly adopted Seattle 2035 goals and policies and older neighborhood planning policies.

## **Mandatory Housing Affordability (MHA) Implementation**

Proposed MHA implementation includes urban village boundary expansions reviewed as a part of the Seattle 2035 planning process. To date MHA has been implemented in University District, Downtown/South Lake Union, and is being reviewed for the Uptown Urban Center and the Chinatown-International District, and for three nodes on 23<sup>rd</sup> Avenue at Union, Cherry and Jackson. A draft proposal for implementing MHA on lands in other urban villages and centers, proposed urban village expansion areas, and all existing multi-family and/or commercially zoned lands outside of urban villages has been undergoing community review and policy discussion since November 2015. A draft map of where MHA could be implemented was released for public comment in October 2016, and a Draft Environmental Impact Statement (DEIS) was issued on June 8, 2017.

Significant public engagement has taken place and is ongoing, on potential MHA zoning changes and urban village boundary expansions in urban villages and centers throughout the city. Public engagement has included in-person meetings, online dialogue, and direct discussion, and it has included discussion of urban village boundary expansions and review of draft zoning maps. There were over 140 in-person meetings, including:

- 5 open house meetings during December 2016-January 2017 to discuss and receive input on draft maps;
- 5 open houses during April and May of 2017 to discuss and receive input on draft maps;
- 19 community design workshops in urban villages with large potential urban village boundary expansions and greater degree of potential changes to single family zoned areas.
- Direct outreach to residents in single family zoned areas within affected urban villages by knocking on over 10,000 doors to provide information directly to residents.

Attendance at open houses ranged from approximately 50 to 200 community members, at community workshops attendance ranged from approximately 15 to 60 community members, with one workshop in Wallingford attended by over 200. A summary of community input is found in Appendix B to the MHA Draft EIS [here](#).

The proposals to implement MHA, while consistent with Seattle 2035 policies, may conflict with certain existing neighborhood plan policies, as discussed above. To implement MHA and avoid inconsistencies with neighborhood plan policies, OPCD proposes the following types of Comprehensive Plan amendments in the 2017-2018 docket.

**Make Future Land Use Map (FLUM) amendments for urban village boundary expansions.**

The FLUM is proposed to be amended to expand certain urban villages to an approximate 10-minute walkshed (or lesser geography) from high frequency transit service. MHA implementation includes urban village expansions in areas studied in the Seattle 2035 Comprehensive Plan. One reason the expansions were not adopted as a part of the Seattle 2035 plan was concern that accompanying zoning changes were not known at the time. MHA implementation has since identified specific potential zoning changes in the expansion areas, and specific geographic extents of the expansions. A first draft of potential changes was identified when draft maps were released in October 2016. The June 8, 2017 DEIS published variations of potential MHA zoning changes and urban village boundary expansions for environmental review purposes. Community input and a Final EIS will inform a final recommendation for specific urban village expansions and associated MHA zoning changes in the fall of 2017. It is expected that these proposed expansions would be no larger than those already identified in the DEIS or draft maps. The 2017-2018 Comprehensive Plan amendment docket would be updated in 2018 to reflect a final MHA implementation recommendation.

The largest of the potential urban village boundary expansions are included in maps at the end of this memo for the purposes of the 2017-2018 Comprehensive Plan amendment docketing process. These expansion areas are documented with additional detail in one of two action alternatives in Appendix H of the DEIS. The action alternatives include a smaller and a larger potential urban village expansion for each urban village proposed for expansion. Maps are provided for reference below, and further information can be found in [DEIS Appendix H](#).

**Make amendments to specific neighborhood plan policies.**

Individual policies or goals in the Neighborhood Plan element of the Comprehensive Plan are proposed for amendment where they explicitly call for maintaining single-family zoning within an urban village or center. Certain policies that call for maintaining aspects of single-family areas (such as scale, character, or integrity) are proposed for amendment if they would clearly and directly conflict with the draft MHA implementation proposal. However, in cases where neighborhood plan policies call for maintaining aspects of a single-family areas (i.e. character) that are possible to achieve while implementing MHA, the neighborhood plan policy is not proposed for amendment.

Amendments would remove explicit references to preservation of zoning, in favor of statements to preserve physical scale or character where appropriate. For goal or policy statements that could be construed to directly conflict with MHA implementation short of direct references to zoning, policy language would be added to recognize the potential for addition of a variety of housing types, while preserving aspects of single family areas that are desired for preservation by the neighborhood plan policy. The following Neighborhood Plan policies would be amended.

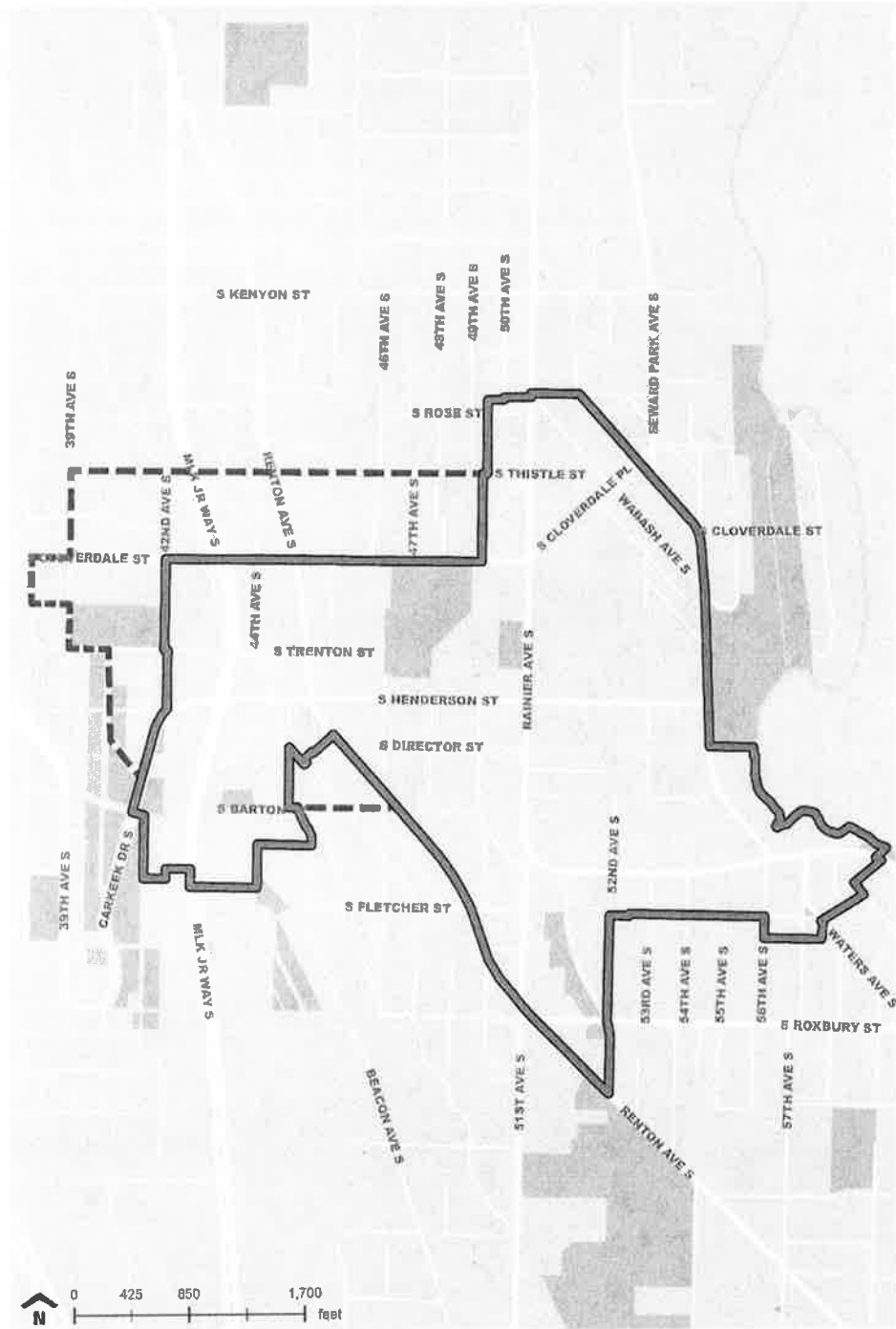
- Fremont F-P13
- Morgan Junction MJ-P13, MJ-P14
- Northgate NG-P8
- Roosevelt R-LUG1
- Westwood/Highland Park W/HP-P3
- Aurora-Licton Springs AL-P2
- North Rainier NR-P9
- Wallingford W-P1
- West Seattle Junction WSJ-P13

**Next Steps**

The final content of policy language, and the exact text and map amendments will be determined at a future time based on the public engagement and environmental review. Specific text would be developed at a future time, and made available for review by and discussion with community members before City Council adoption of the 2017-2018 amendments. This additional community engagement will occur prior to a final recommendation by OPCD on the 2017-2018 Comprehensive Plan amendments, which is expected in the fourth quarter 2017.

# Rainier Beach

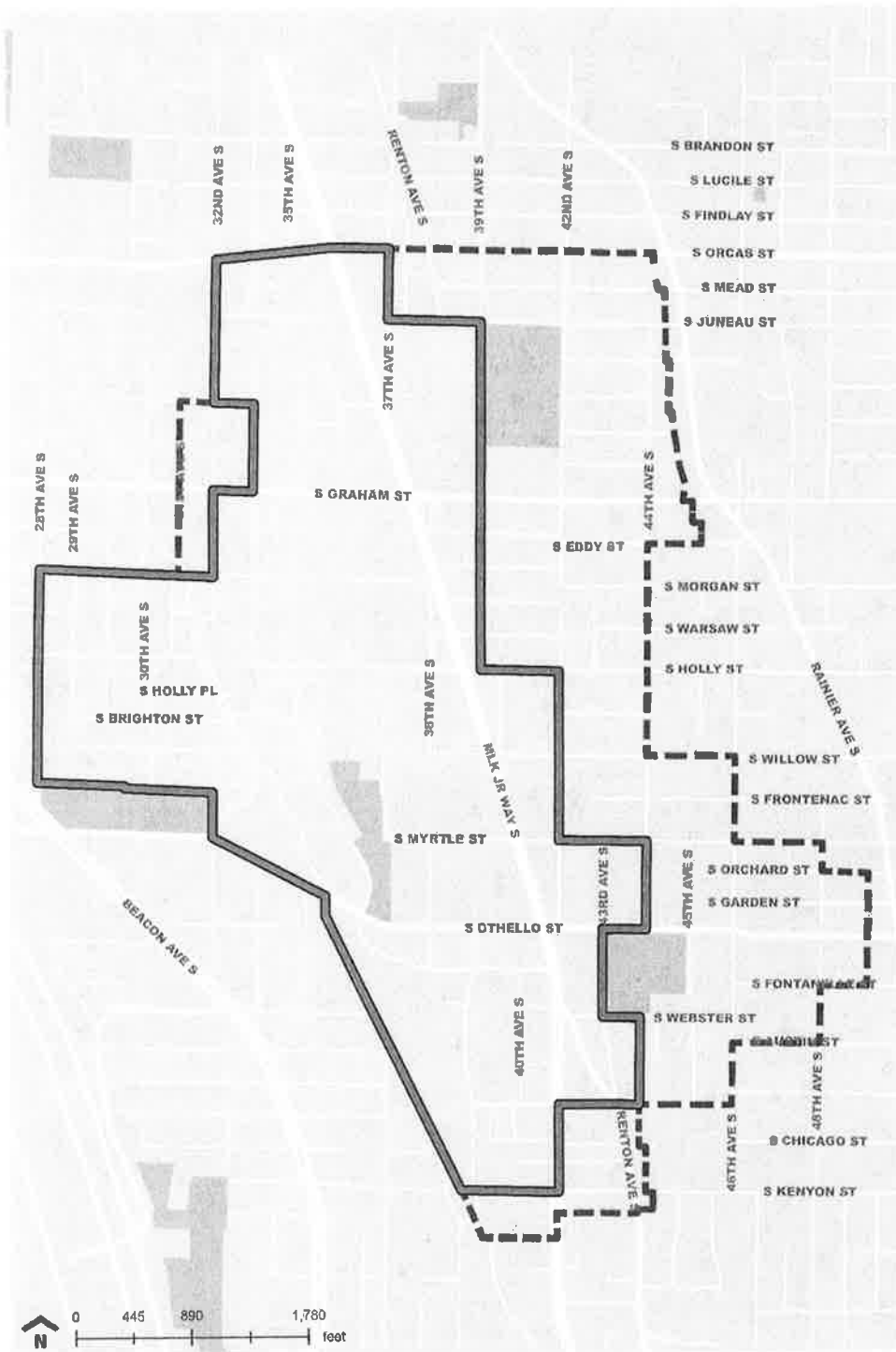
## Largest potential urban village expansion





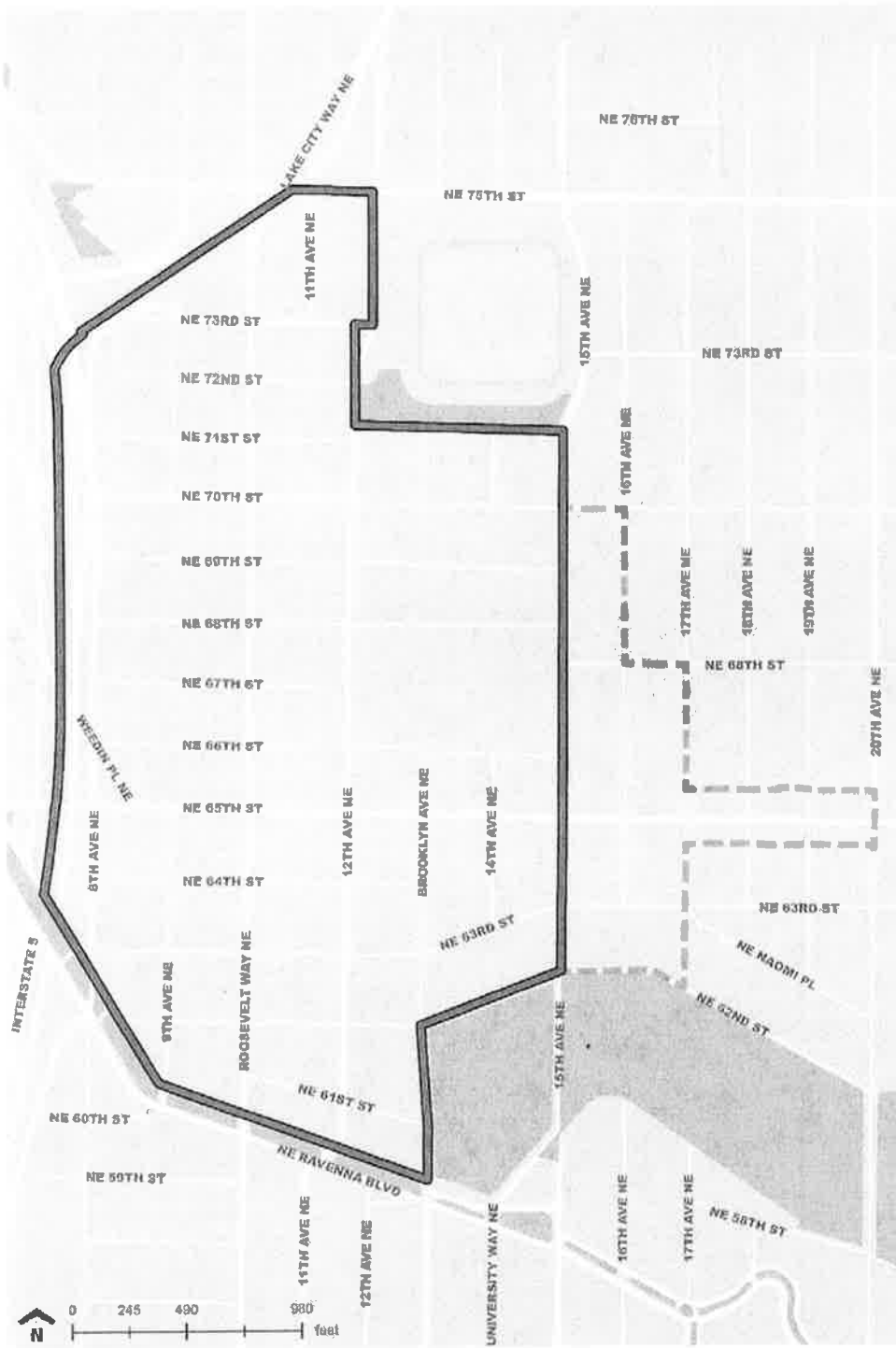
# Othello

## Largest potential urban village expansion



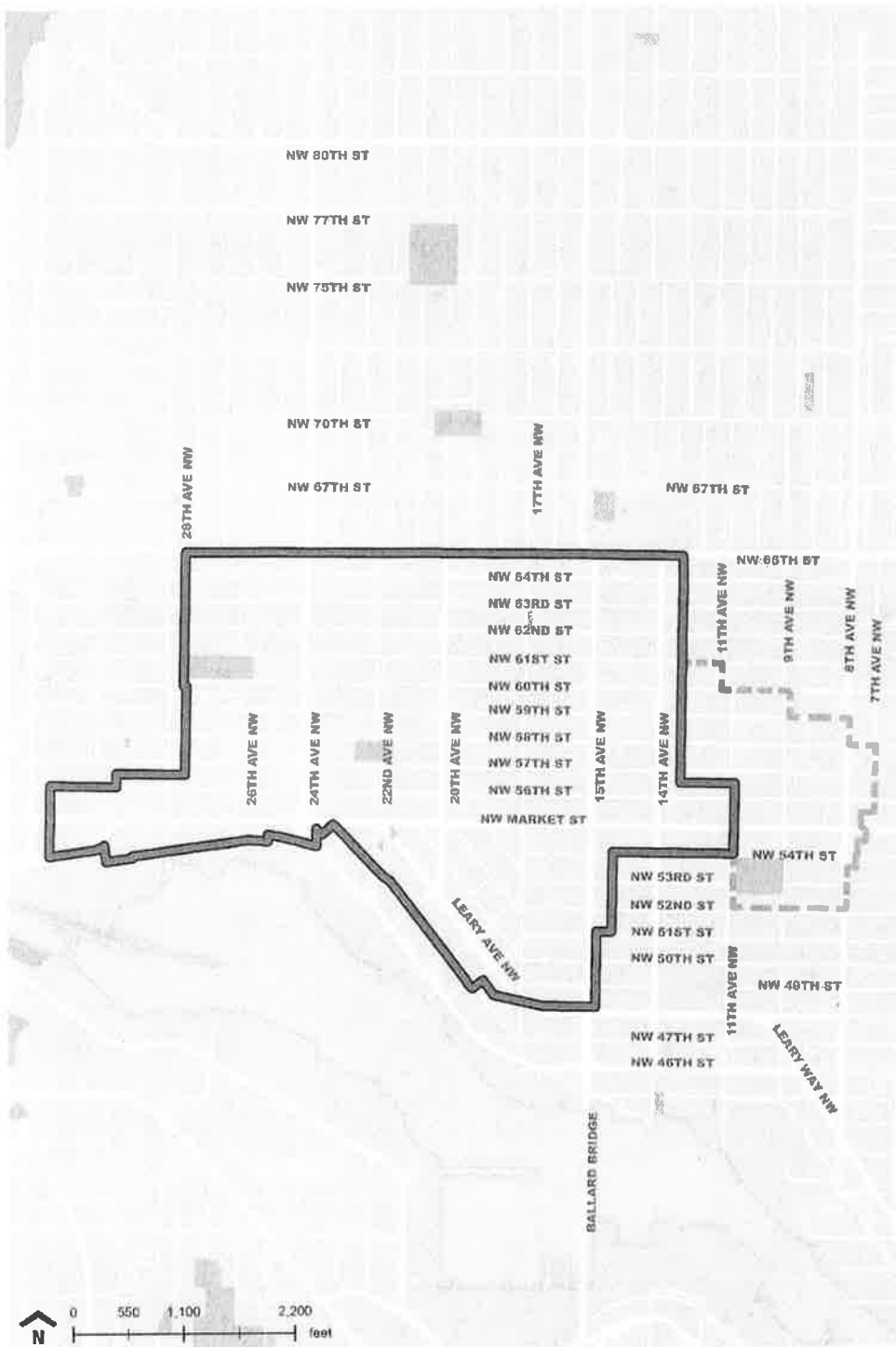
# Roosevelt

## Largest potential urban village expansion

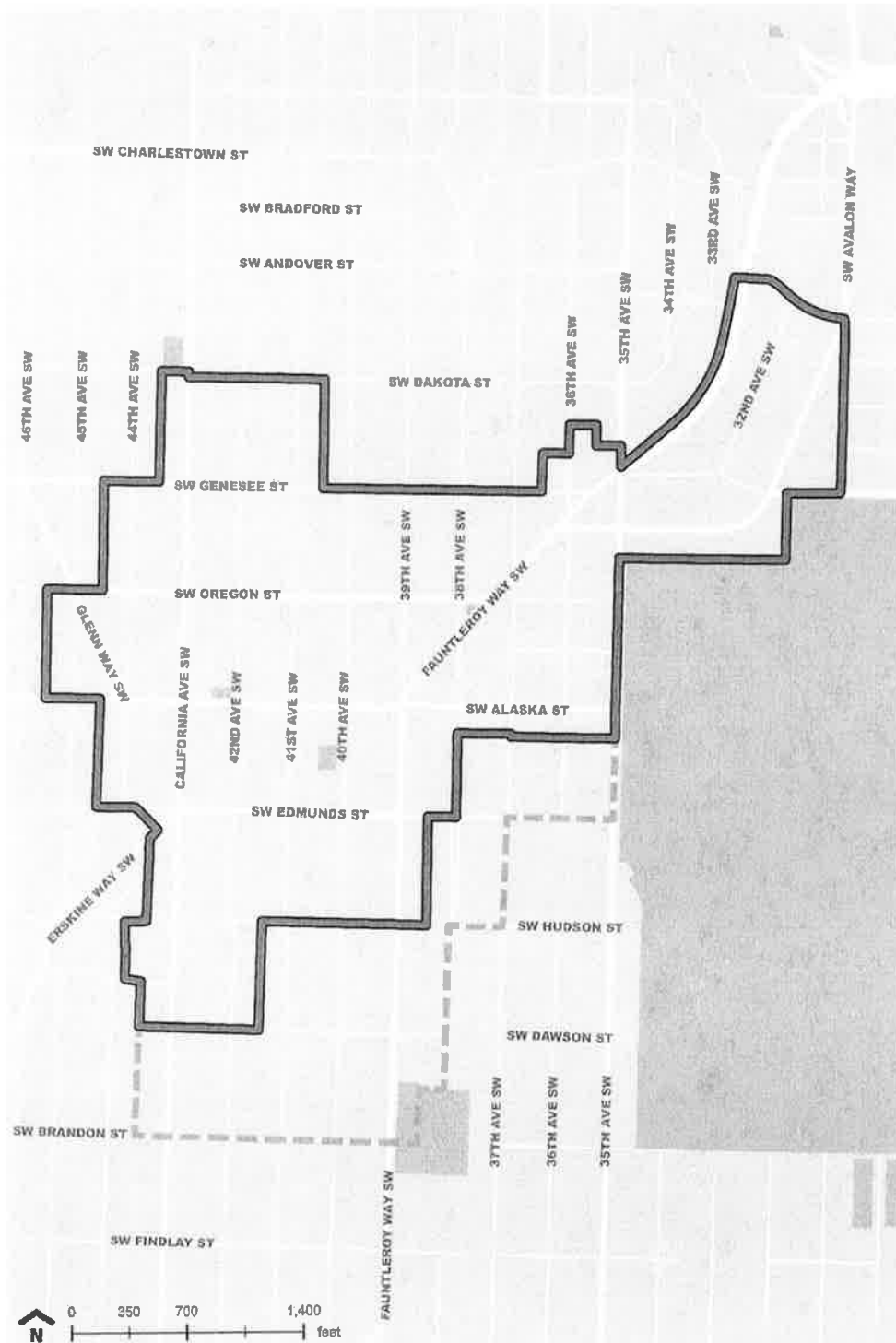


# Ballard

## Largest potential urban village expansion

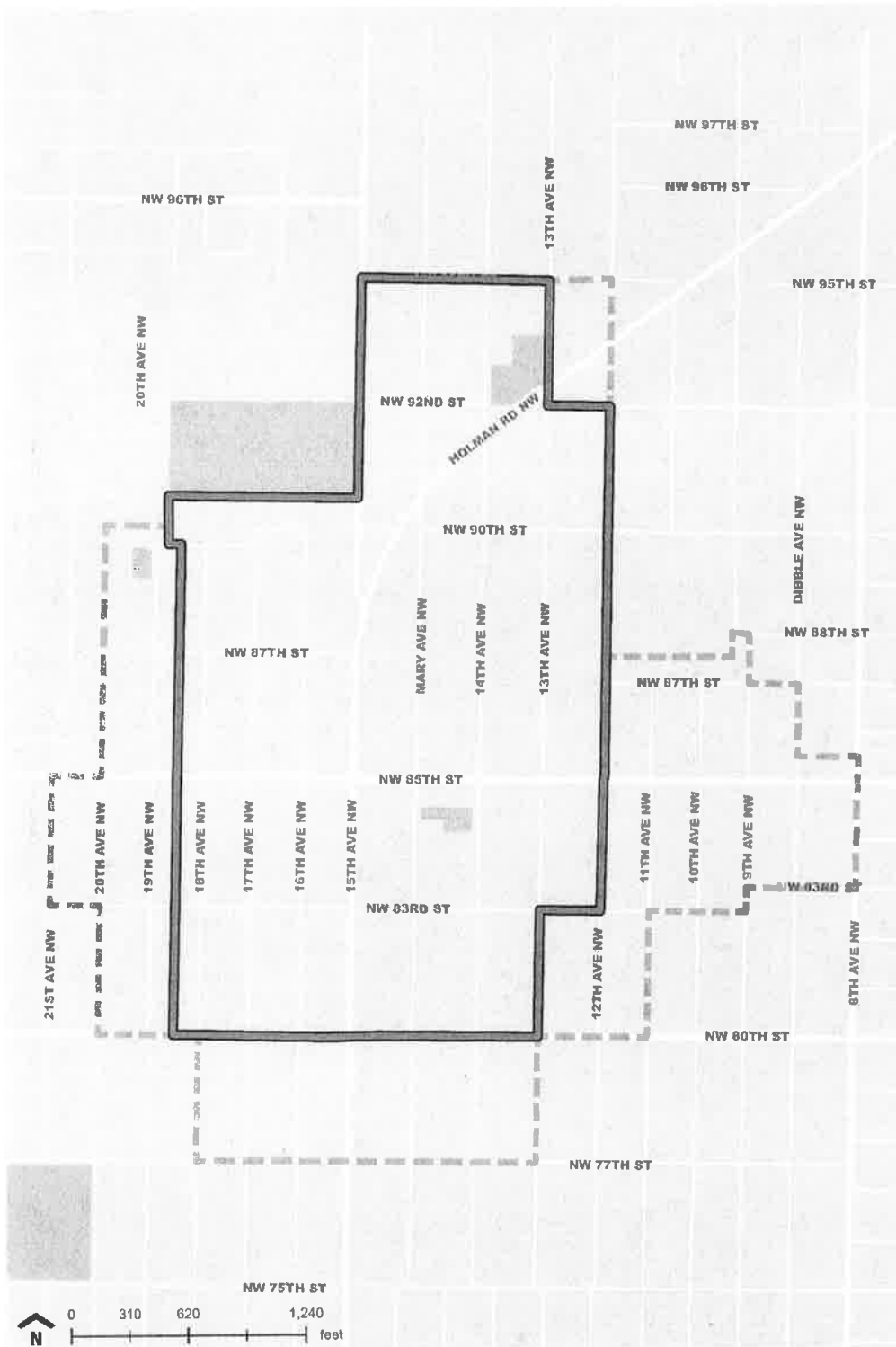


# West Seattle Junction Largest potential urban village expansion

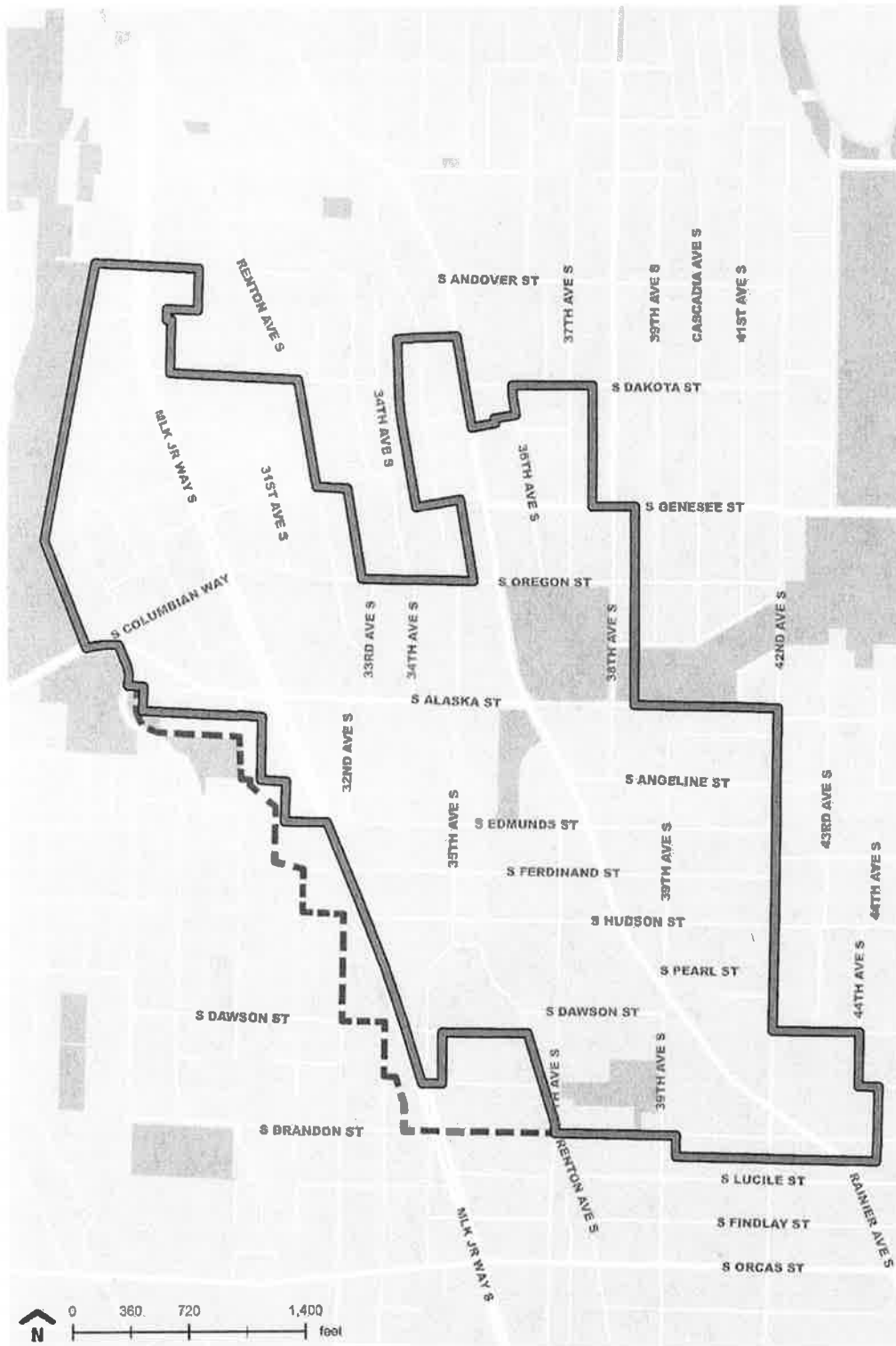


# Crown Hill

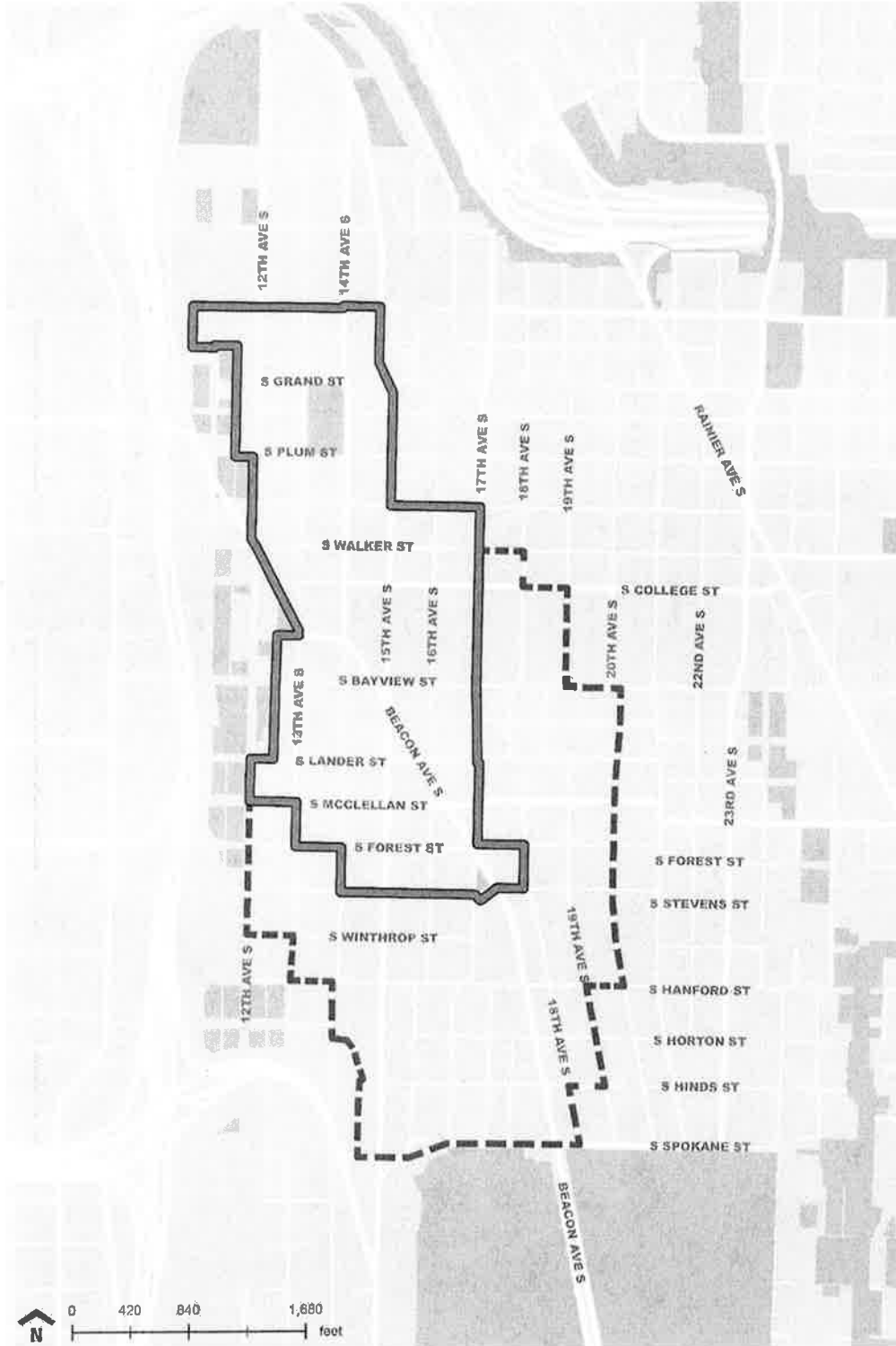
## Largest potential urban village expansion



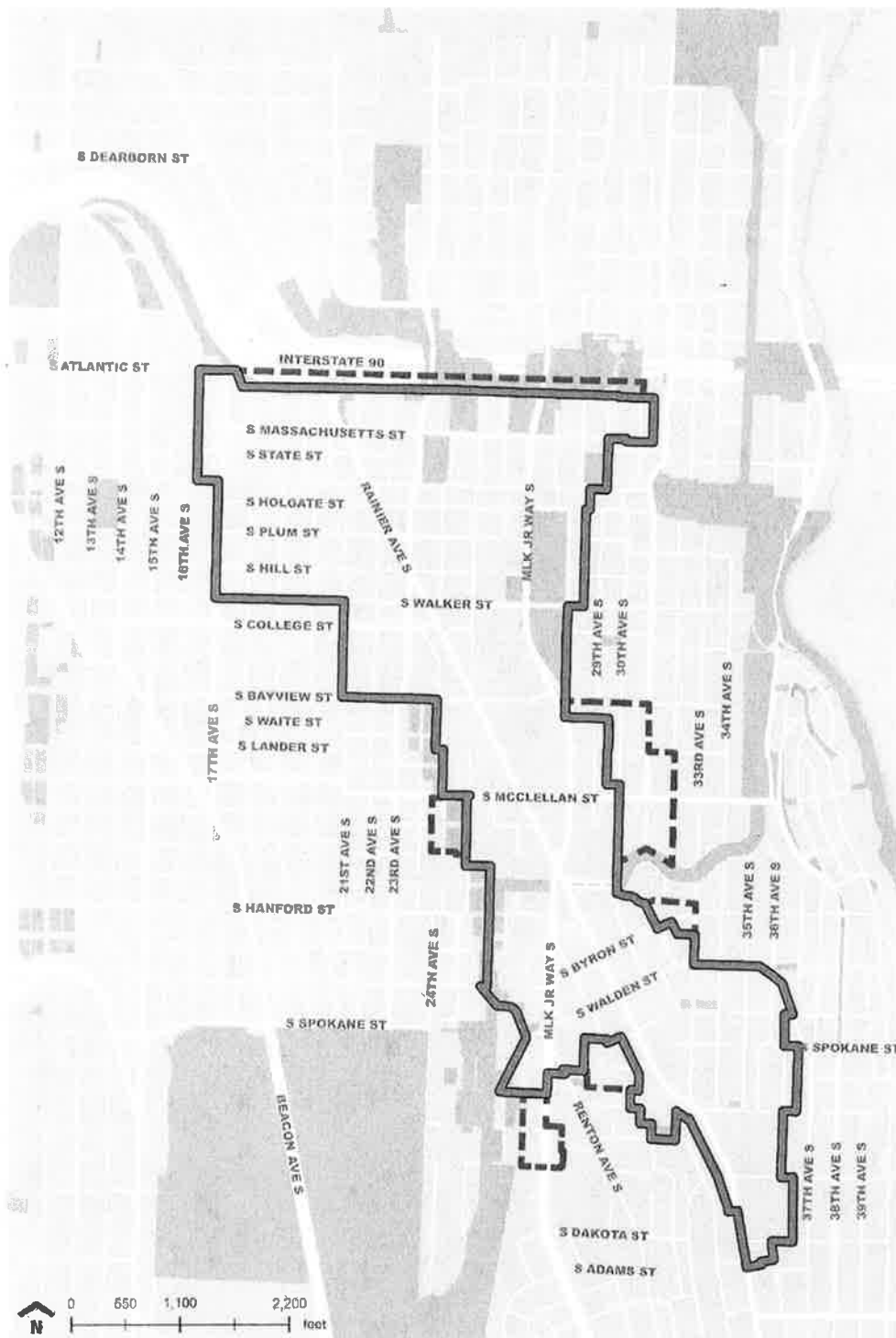
**Columbia City  
Largest potential urban village expansion**



**North Beacon Hill  
Largest potential urban village expansion**

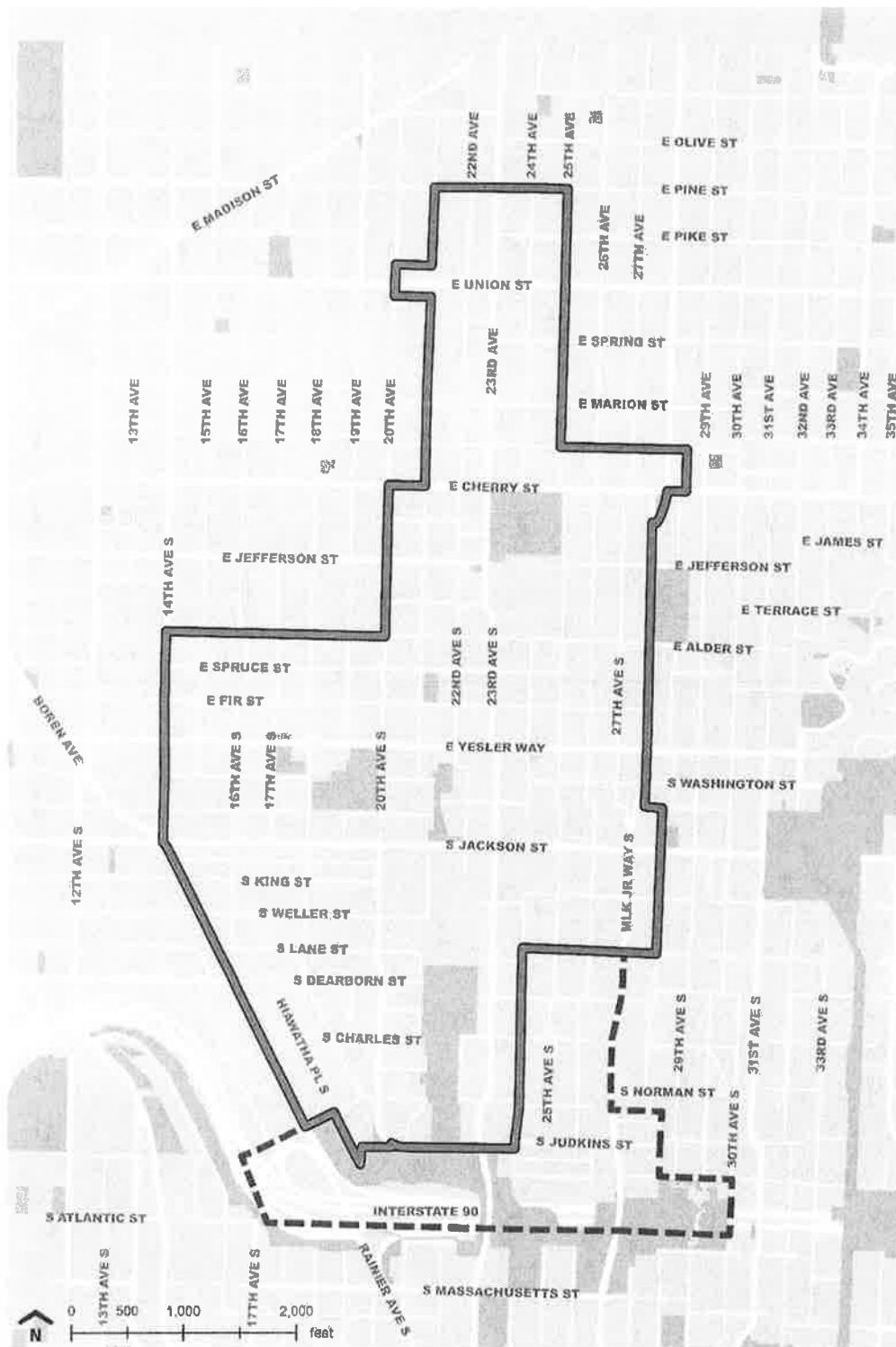


# North Rainier Largest potential urban village expansion

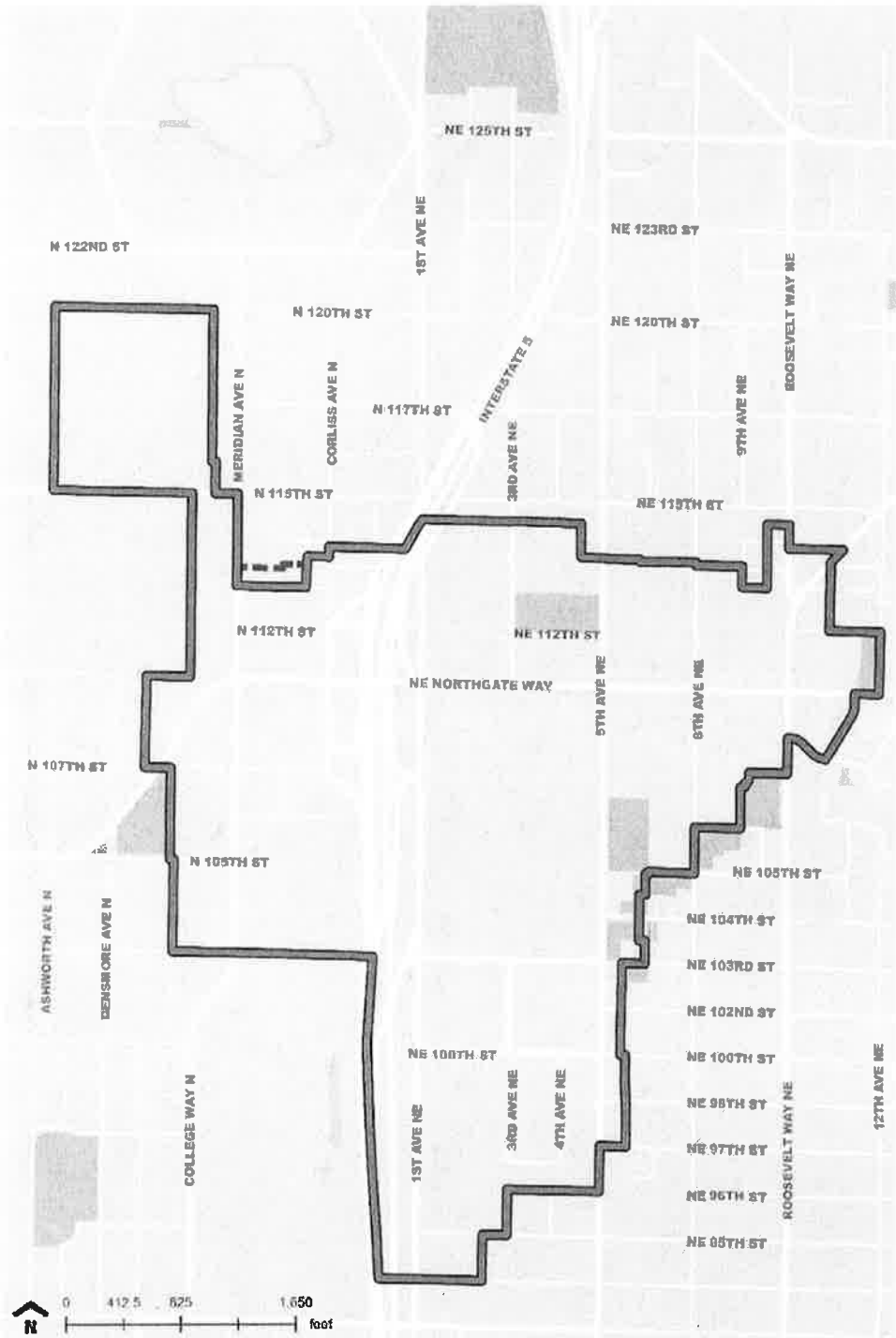




# 23<sup>rd</sup> & Union-Jackson Largest potential urban village expansion

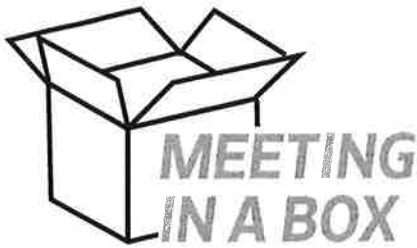


**Northgate**  
**Largest potential urban village expansion**



Note: Northgate was not studied for expansion in the Seattle 2035 planning process, but a small expansion is considered as a part of the MHA implementation DEIS.

# EXHIBIT G



## 2018 Comprehensive Plan Amendments

The City of Seattle will consider changes to several policies in the City's Comprehensive Plan that guide how we grow.

### GET INFORMED

#### What is the Comprehensive Plan?

The Seattle [2035 Comprehensive Plan](#) is a 20-year vision and roadmap for how Seattle grows and improves. The four core values of Seattle's Comprehensive Plan are:

- Race and Social Equity
- Community
- Environmental Stewardship
- Economic Opportunity and Security

#### Why are these changes necessary?

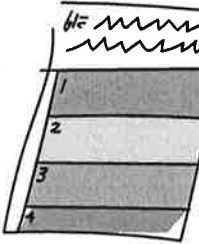
In October 2016, the Seattle City Council approved a major update to this plan which highlighted our vision for greater diversity of housing choices in urban villages and centers (our areas of growth). These changes are helping to tackle our growing housing affordability challenge.

The Comprehensive Plan also carried forward more than 1000 policies from 37 adopted neighborhood plans, many of which were created throughout the 1990s. A handful of these policies restrict the amount and type of housing choices allowed in some urban villages—creating an inconsistency with new citywide policies. The policies also conflict with implementing Mandatory Housing Affordability (MHA), a policy that will provide more affordable housing throughout the city. Modifying these policies to allow greater flexibility is necessary for Seattle to become a more affordable and sustainable city.

#### Which neighborhoods are effected?

Aurora-Licton Springs, Fremont, Morgan Junction, Mt. Baker/North Rainier, Northgate, Roosevelt, Wallingford, West Seattle Junction, Westwood Highland Park

### GET ENGAGED

- 1 Look at the proposed language on the following pages. There are 4 options per policy, including a “craft-your-own-policy” option.
- 2 Gather your neighbors, ideally folks who might have different needs, to share ideas. If none of the options work for you, craft your own policy with guidance from the *Helpful Hints* section at the end of this document.
- 3 Send us your top choice or custom-crafted policy idea by **December 8th, 2017** so we can incorporate your ideas into the recommended language that will go to Seattle City Council next year. Contact info is below.
- 4 Have individual ideas you'd like to express? Share your feedback via our online conversation platform, [seattle2035.consider.it](http://seattle2035.consider.it) (launches October 10, 2017), or contact us in one of the following ways:

mail: 2018 Comp Plan Amendments  
attn: Geoffrey Wentlandt  
P.O. Box 94788,  
Seattle WA 98124-7088

email: [2035@seattle.gov](mailto:2035@seattle.gov)

web: [Seattle Comprehensive Plan](http://Seattle Comprehensive Plan)

## Aurora-Licton Springs

<p><b>Existing Policy:</b></p> <p><b>AL-P2</b> Protect the character and integrity of Aurora-Licton’s single-family areas within the boundaries of the Aurora-Licton urban village.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p><del>Preserve the</del> <u>Promote</u> character and <u>scale</u> integrity that is compatible <del>of</del> <u>with</u> Aurora-Licton’s single-family <u>housing</u> areas within the boundaries of the Aurora-Licton urban village.</p>
	<p><b>Option B: Edit existing policy with focus on location and development pattern</b></p> <p><del>Maintain a pattern of development where new development</del> <u>Protect the character and integrity of Aurora-Licton’s single-family areas within</u> <u>near</u> the boundaries of the Aurora-Licton Springs <u>Urban Village is a similar scale and density to single-family areas outside the urban village.</u></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Fremont

<p><b>Existing Policy:</b></p> <p><b>F-P13</b> 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.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on scale and character</b></p> <p>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 <u>integrity scale</u> of the existing single-family <u>housing areas</u>. <del>zoned areas by maintaining current single family zoning on properties meeting the locational criteria for single family zones.</del></p>
	<p><b>Option B: Edit existing policy with focus on location and development pattern</b></p> <p>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), <u>encourage relatively lower-scale structures and building mass in new developments fronting on local access streets, including Whitman Ave N, Woodlawn Park Ave N, and Midvale Ave N, and relatively higher-scale portions of structures and building mass bordering arterial roadways, Stone Way N, and Aurora Ave N.</u> <del>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.</del></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Morgan Junction

<p><b>Existing Policy:</b></p> <p><b>MJ-P13</b> Maintain the character and integrity of the existing single-family designated areas 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.</p>	
<p><b>New policy options</b></p>	<p><b>Option A: Edit existing policy with focus on scale and character</b></p> <p>Maintain compatibility with the character and <u>integrity scale</u> of the existing single-family <u>housing areas</u> <del>designated areas by maintaining current single-family zoning</del> both inside and outside the urban village <del>on properties meeting the locational criteria for single-family zones,</del> 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.</p>
	<p><b>Option B: Edit existing policy with focus on location and development pattern</b></p> <p>Maintain the character of the existing single-family designated areas by maintaining current single-family zoning <del>both inside and</del> <u>in areas</u> outside the urban village <del>on properties meeting the locational criteria for single-family zones,</del> 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.</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Morgan Junction

<p><b>Existing Policy:</b></p> <p><b>MJ-P14</b> 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</p>	
<p>New policy options</p>	<p><b>Option A: Edit existing policy with focus on location and development pattern</b></p> <p>Ensure that use and development regulations <u>promote a compatible and complementary pattern of development</u> <del>are the same for single-family zones</del> <u>between the areas</u> within the Morgan Junction Urban Village <del>as</del> <u>and</u> those in <del>corresponding</del> single-family zones in the remainder of the Morgan Junction Planning Area.</p>
	<p><b>Option B: Edit existing policy with focus on coordinated planning</b></p> <p>Ensure that use and development regulations <del>are the same</del> for <u>historically</u> single-family <u>areas</u> <del>zones</del> within the Morgan Junction Urban Village <u>be planned in coordination with</u> <del>as</del> those in corresponding single-family <u>areas</u> <del>zones</del> in the remainder of the Morgan Junction Planning Area</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>



## North Rainier

<p><b>Existing Policy:</b></p> <p><b>NR-P9</b> 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.</p>	
<p>New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Seek to maintain <del>the a character and scale that is similar to</del> of single-family zoned areas within the urban village, <del>but allow rezones to including</del> Residential Small Lot housing types to encourage cluster housing developments and bungalow courts. <u>A variety of small-scale ground-related housing types are</u> <del>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.</del></p>
	<p><b>Option B: Edit existing policy with focus on housing choices</b></p> <p>Seek to maintain <del>single-family-zoned</del> lower-density areas within the urban village, <del>but that allow rezones to Residential Small Lot to encourage</del> housing choices such as cluster housing developments and bungalow courts. <del>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.</del></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Hub Urban Villages</b></p> <p>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 while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Urban Centers.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

# Northgate

<p><b>Existing Policy:</b></p> <p><b>NG-P8</b> 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.</p>	
<p><b>New policy options</b></p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Maintain <u>consistency with the character and scale integrity</u> of the existing single-family housing zoned areas. <del>by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.</del></p>
	<p><b>Option B: Edit existing policy with focus on location and development patterns</b></p> <p>Maintain <u>a pattern of development wherein new development at the edges of the urban center is a similar scale and density to the character and integrity of the existing single-family zoned areas outside of the urban center.</u> <del>by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.</del></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Urban Centers.</b></p> <p>Maintain the physical character of historically lower-density areas of the Urban Village by encouraging housing choices such as rowhouses, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for commercial and retail services for the village and surrounding area.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Roosevelt

<p><b>Existing Policy:</b></p> <p><b>R-LUG1</b> Foster development in a way that preserves single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.</p>	
<p><b>New policy options</b></p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Foster development in a way that preserves <del>the</del> <u>a scale and character similar to</u> <del>of</del> single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.</p>
	<p><b>Option B: Edit existing policy with focus on housing types</b></p> <p>Foster development <u>such as cottages, townhouses, and low-rise apartments</u> in a way that <del>preserves single-family residentially zoned enclaves and</del> provides appropriate transitions to more dense, or incompatible, uses.</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Wallingford

<b>Existing Policy:</b> <b>W-P1</b> Protect the character and integrity of Wallingford's single-family areas.	
<b>New policy options</b>	<b>Option A: Edit existing policy with focus on character and scale</b> <u>Promote</u> <del>Protect the</del> a character and <u>scale similar to integrity of</u> Wallingford's <u>historic</u> single-family areas.
	<b>Option B: Edit existing policy with focus on housing choices</b> <del>Protect</del> <u>Maintain opportunities for lower-density housing choices</u> <del>the character and integrity of</del> in Wallingford's <u>historically</u> single-family <u>housing</u> areas, <u>including larger and ground-related homes</u> .
	<b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b> 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 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.
	<b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b>

## West Seattle Junction

<b>Existing Policy:</b>	
<b>WSJ-P13</b> Maintain the character and integrity of the existing single-family areas.	
<b>New policy options</b>	<b>Option A: Edit existing policy with focus on character and scale</b> Maintain the <u>a</u> character and <u>scale integrity similar to</u> of the existing single-family <u>housing</u> areas.
	<b>Option B: Edit existing policy with focus on housing choices</b> Maintain <u>opportunities for the character and integrity of the existing single-family-lower-density housing choices in historically single-family housing areas, including larger sized housing units and ground-related housing units.</u>
	<b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Hub Urban Villages</b> 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 while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Urban Centers.
	<b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b>

## Westwood-Highland Park

<p><b>Existing Policy:</b></p> <p><b>W/HP-P3</b> Strive to preserve existing single-family areas and 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.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Strive to preserve <del>the</del> <u>a character and scale similar to</u> <del>of</del> existing single-family areas and 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.</p>
	<p><b>Option B: Edit existing policy with focus on housing choices</b></p> <p>Strive to preserve <u>opportunities for lower- density housing choices such as cottages, townhouses, and low-rise apartments within the urban village, existing single-family areas</u> and 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.</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

# Helpful Hints

## Guidance on Drafting and Proposing New Policy Language

These are guidelines for drafting your own policy for your Neighborhood Plan. We also suggest reading the policies of neighborhoods to get ideas for your own.

### *Examples for Revised Policies*

**Focus: Character and scale.** Modify the policy language to focus on maintaining compatibility with or complementing the character and scale of single-family housing areas, rather than calling for preservation of single-family zoning.

**Focus: Location and development pattern.** Modify the policy language to describe the preferred general pattern for land use or urban form. This can include identification of certain areas that are relatively more appropriate for certain kinds of development.

**Focus: Housing choices.** Modify the policy language to emphasize housing choices or opportunities, such as housing for families or ADA accessible units.

### *Policy Language to Avoid*

**Direct references to specific zones.** New policies should avoid references to all specific zoning designations in a neighborhood plan policy. General discussion of housing types, land uses, scale, and character effectively communicate a neighborhood's vision.

**Protection.** The Comprehensive Plan's goals and policies focus on shaping and guiding change for the future. Policies that emphasize protecting or preserving existing conditions limit our ability to reach these goals.

**Superiority of single-family housing or zoning.** Policies that connote the superiority of single-family housing compared to other types of housing should be avoided. Terms calling for maintaining qualities such as "integrity" of single-family areas should be avoided.