

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. Please answer all questions separately and reference the question number in your answer. The Council will consider an application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.
 - a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
 - b. If the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.
 - c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.
2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.
3. Describe why the proposed change meets the criteria adopted in Resolution 30662 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?
4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?
5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

Attachment A

6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.

Your comprehensive Plan Amendment Application must be received by the City Council no later than 5:00 p.m. on May 15th to be considered in the next year's annual review process. You can send your application via e-mail (the preferred method) to compplan@seattle.gov, or via regular mail to: Office of the City Clerk, 600 Fourth Avenue, Floor 3, PO Box 34025, Seattle, Washington 98124-4025.

Criteria for Comprehensive Plan Amendment Selection (from Resolution 30662)

The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration:

- A. The amendment or policy is appropriate for the Comprehensive Plan because:
 - The amendment is not appropriate as a regulatory measure, and warrants a Comprehensive Plan amendment;
 - The amendment is not better addressed as a budgetary or programmatic decision;
 - The amendment is not better addressed through another planning process, such as neighborhood planning; or
 - The Growth Management Act (GMA) mandates the amendment as part of the 10-year update.

- B. The amendment is legal - the amendment meets existing state and local laws.

- C. It is practical to consider the amendment because:
 - The timing of the amendment is appropriate and Council will have sufficient information necessary to make an informed decision;
 - City staff will be able to conduct sufficient analysis and to develop policy and any related development regulations within the available time frame;
 - The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council is interested in significantly changing existing policy;
 - The amendment has not been recently rejected; and
 - If the proposed change is to neighborhood plan policies, there has been a neighborhood review process to develop the proposal, or a neighborhood review process can be conducted prior to final Council consideration of the amendment.

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

1. The proposed amendment would revise existing housing policies (HP9, HP18 and HP20) to help implement the Commission's [Affordable Housing Action Agenda](#) (Action Agenda). Proposed revisions to Housing Policy 9 and a proposed new housing policy relate to Action Agenda Strategy 1: Encourage the development of affordable housing in mixed-use, transit-supportive, walkable neighborhoods. Revisions to Housing Policies 18 and 20 relate to Strategy 7: Work to expand housing choices, including Accessory Dwelling Units (ADUs), Backyard Cottages, also known as Detached Accessory Dwelling Units, and cottage housing citywide.

a. **Revised Housing Policy 9:**

Promote housing preservation, development and affordability in coordination with the Seattle Transit Plan, particularly transit plans and in proximity to light rail stations and other transit hubs. Coordinate housing, land use, human services, urban design, infrastructure and environmental strategies to support pedestrian-friendly communities that are well-served by public transit at light rail station areas and other transit hubs.

Proposed new Housing Policy:

When using federal, state, local, and private resources to preserve, rehabilitate or redevelop properties for affordable housing, consider access to transit service and estimated household transportation costs.

Revised Housing Policy 18:

Promote methods of more efficiently using or adapting the city's housing stock to enable changing households to remain in the same home or neighborhood for many years. Strategies may include sharing homes, attached and detached accessory units in single-family zones, housing designs that are easily augmented to accommodate children ("grow houses"), or other methods considered through neighborhood planning.

Revised Housing Policy 20:

Promote and foster, where appropriate, innovative and non-traditional housing types such as co-housing, live/work housing and attached and detached accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.

b. N/A

c. N/A

2. Current policy generally addresses the important connection between housing and transportation but could be strengthened to further encourage the development of affordable housing in mixed-use, transit-supportive, walkable neighborhoods. In particular, access to reliable transit service can reduce household transportation costs. As Seattle continues to grow, it will be important to ensure that affordable housing is located near reliable transit service. Currently, housing policies do not address transit access as criteria for where affordable housing should be located.

The Mayor has proposed legislation that would allow backyard cottages (detached accessory dwelling units) to be built in single family zones throughout the city. The Commission supports this legislation and proposes that Housing Policies 18 and 20 could be strengthened to specifically include detached accessory dwelling units in order to make sure that the Comprehensive Plan is clearly aligned with the proposed legislation.

3. The proposed amendments are not appropriate as a regulatory measure and warrant a Comprehensive Plan amendment. The proposed amendments are legal. It is practical to consider these amendments because it addresses the connection between housing and transportation costs that relates to overall household affordability. HP18 and HP20 support proposed legislation that would allow backyard cottages to be built throughout the city. These proposed changes strengthen Comprehensive Plan policies related to affordable housing.

4. The proposed changes would help promote affordable housing throughout the city.

5. The proposed changes comply with the Seattle Planning Commission's Affordable Housing Action Agenda and Comprehensive Plan goals and policies related to affordable housing. Many neighborhood plans also support affordable housing including Eastlake, North Beacon Hill and the Denny Triangle, just to name a few. Please see the [Affordable Housing Action Agenda](#) for the Commission's research that supports these proposed amendments.

6. The Planning Commission conducted extensive outreach in preparing the Affordable Housing Action Agenda. In January 2007, the Commission hosted a roundtable discussion including the Office of Housing, Housing Development Consortium, Capitol Hill Housing, and Harbor Properties. The Commission also worked with groups including Futurewise, the Transportation Choices Coalition, Cascade Land Conservancy, Housing Development Consortium, and Washington Low-Income Housing Alliance. In February 2008, the Commission hosted a public event to release the Action Agenda that had approximately 100 attendees.