



Comprehensive Plan Periodic Update: Public Hearing

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Community Development

Planning Commission | June 20, 2024



Direction

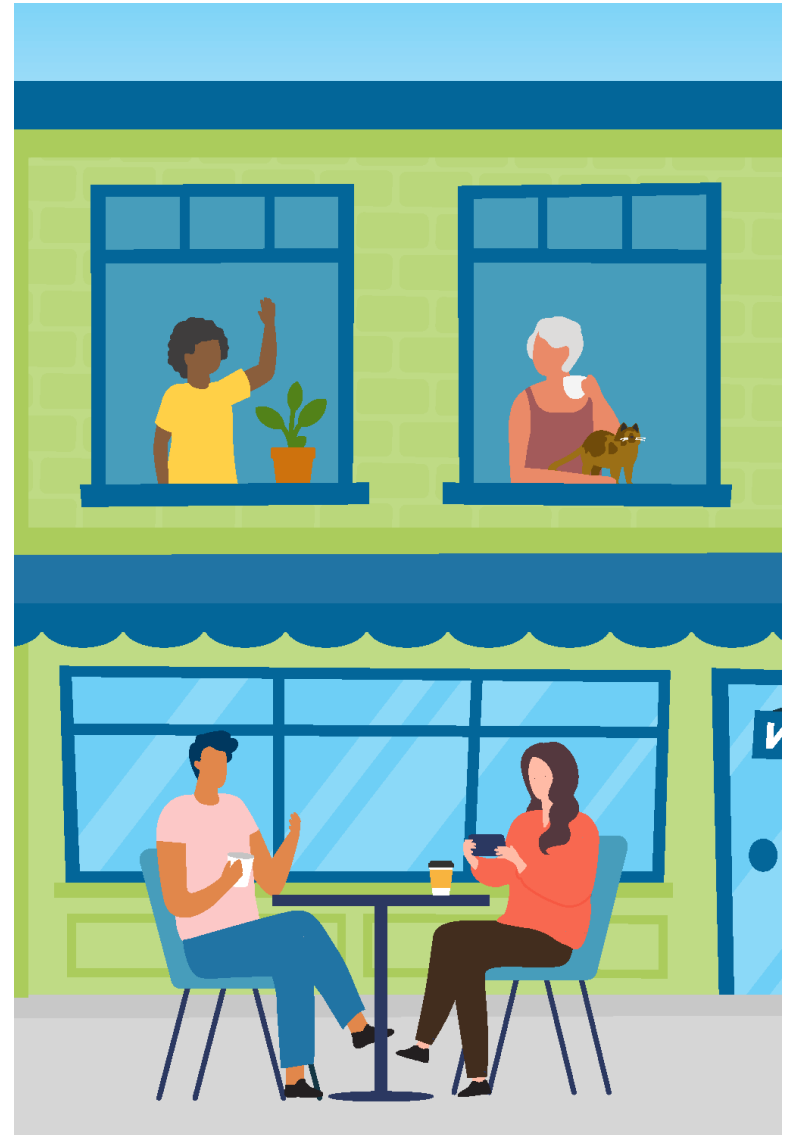
Action to recommend the Periodic Update to the Comprehensive Plan to City Council for Adoption



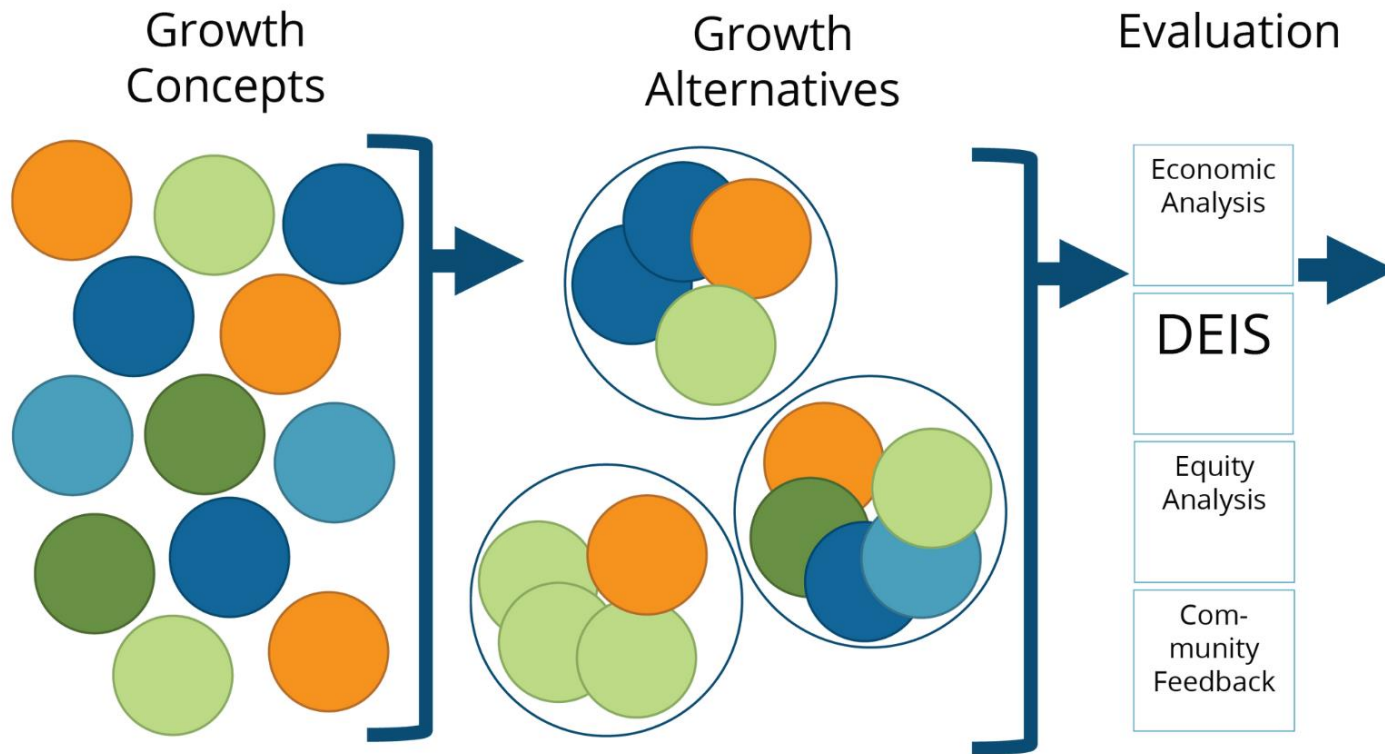


Agenda

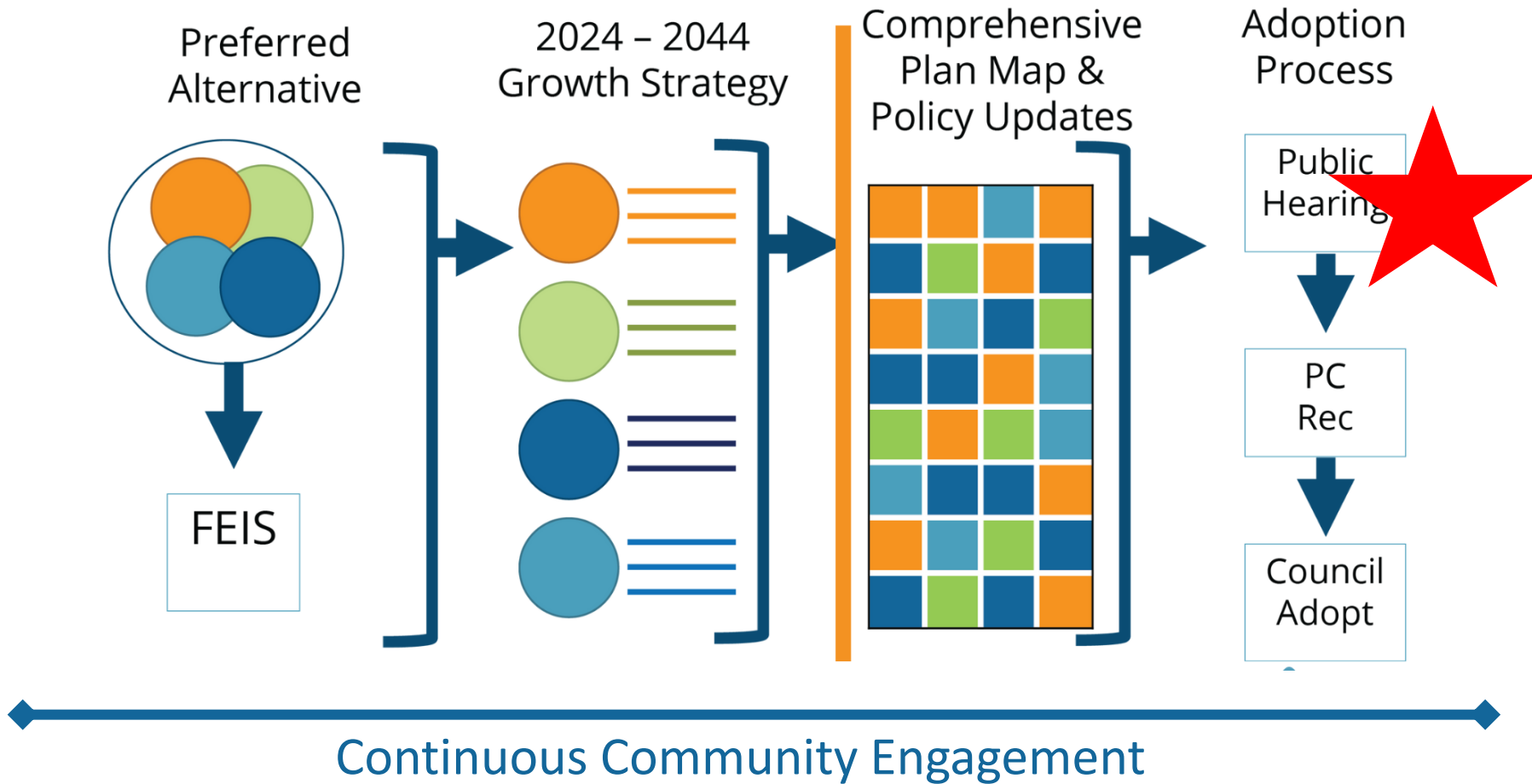
1. Timeline
2. Recommendation Summary
3. Summary of Public Comment
4. Decision Criteria



Timeline



Timeline



Timeline

Request	Date
1. Public Hearing	June 20
	June 26
2. Study Session	June 26
3. Recommendation	June 26 or July 10



Recommendation Summary



Accommodate growth

- Updates to the Future Land Use Map
- Support a variety of housing at many price points
- Support commercial and mixed use areas with transportation options
- Growth strategy
 - Most growth in Mixed Use Centers
 - Range of housing choices
 - Invest in residential & mixed use neighborhoods
 - Commercial to serve community needs



Future Land Use Designations

- Update Future Land Use Categories & Descriptions
- Use images to show development character
- Use broader categories that group similar styles of development together



Amendments to GMA

- HB 1220
 - Planned for and accommodated housing affordable to all economic segments of the population
 - Identified policies and regulations that result in racially disparate impacts, displacement & exclusion in housing
 - Established anti-displacement policies
- HB 1110 & HB 1337
 - Created framework to allow 4 to 6 units per lot, including ADUs
- HB 1181
 - Implemented some requirements



CPP/MPP Consistency

- Updated policies for consistency
 - Equity
 - Climate change / environmental sustainability
 - Housing
- Identified centers based on criteria:
 - Regional Growth Center
 - Countywide Centers
 - Neighborhood Centers



Environmental Sustainability

- Policies to minimize causes of climate change
- Policies to address impacts of climate change
- Expand urban forestry
- Addressing some HB 1181 requirements





Public Comment Summary



Engagement

- Engaged over 7,000 unique individuals
 - 46% of events were targeted for groups that are historically marginalized or underrepresented
 - Included in-person workshops, virtual presentations, focus group conversations, pop-up events



Engagement

- Lots of love for parks and green space
- Concern about housing affordability
- Desire to be able to get around easily (on foot, bike, bus, car)
- Ensure the environment is protected

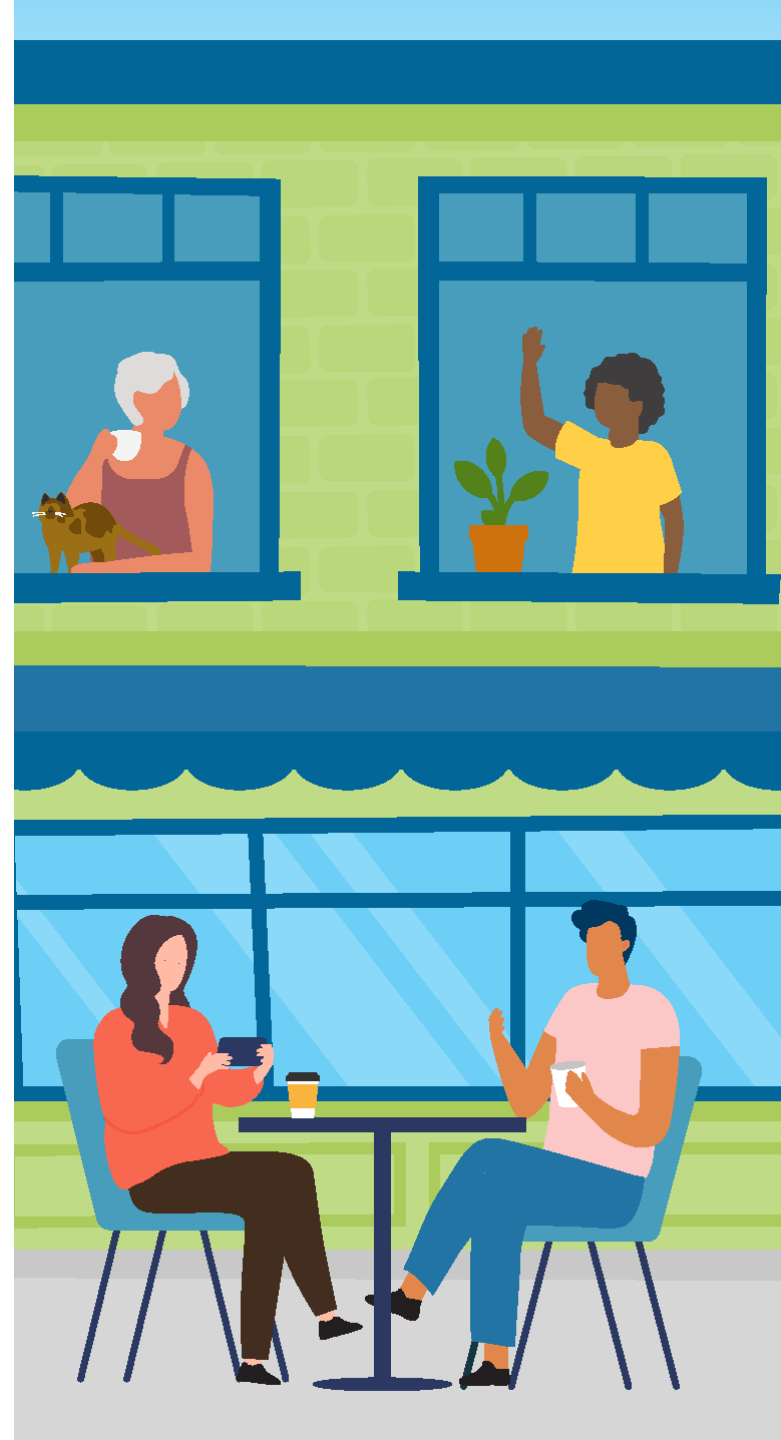
[Engagement Report](#) available on the Comprehensive Plan website



Public Comment

(Comments submitted to Planning Commission or outside of the engagement activities)

- Map-related comments received since Public Hearing notice
 - Change the FLU on the center of the Crossroads Mall site to Highrise Mixed Use
 - Advocating for a narrow relationship between Zoning and Future Land Use
 - Support for more density on Newport Hills Shopping Center
 - Change code provisions for Large Lot Residential parcels



Public Comment

Recommended Future Land Use Designation	Future Zones (based on environmental review to date)
Lowrise Mixed Use	NB: Neighborhood Business
	CB: Community Business
	MU-L/M (To be determined)

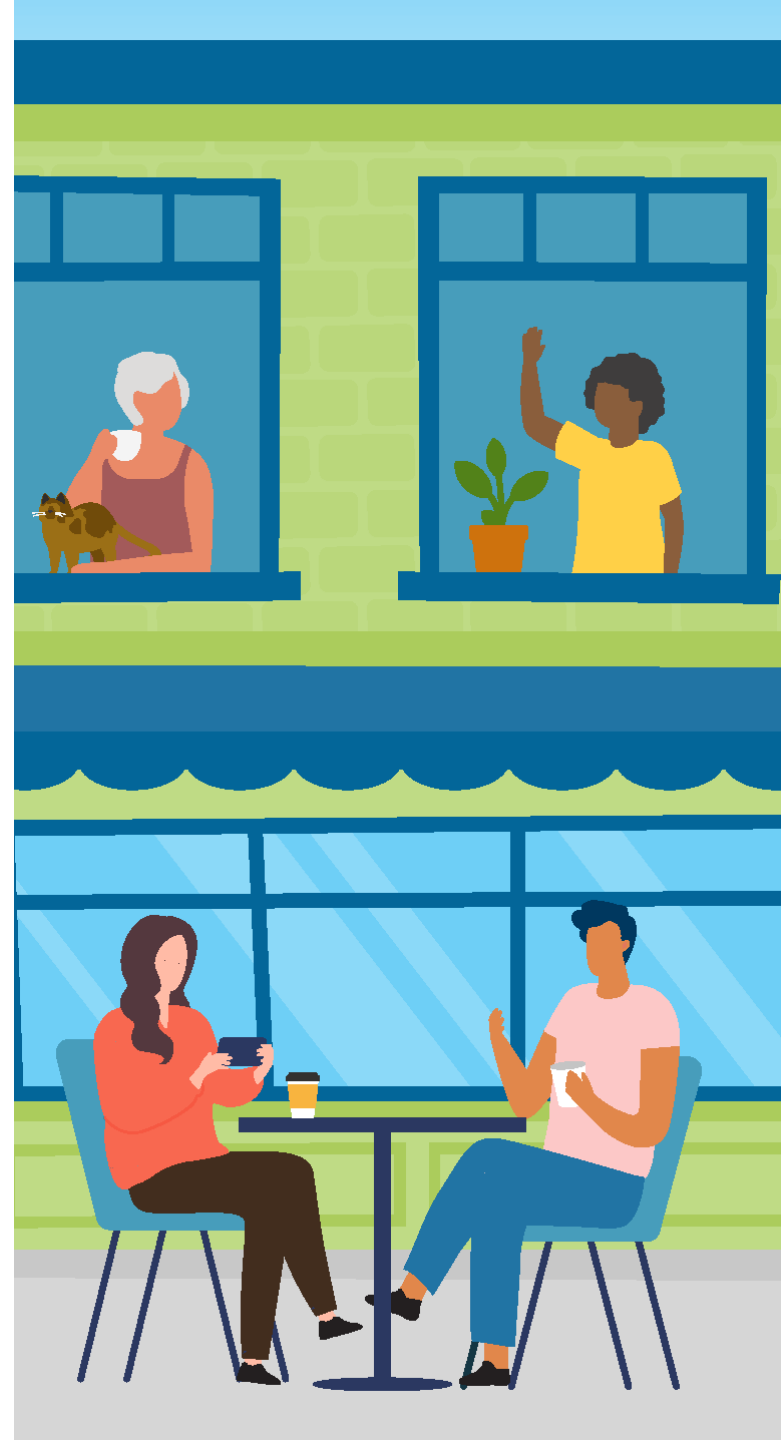


Public Comment

(Comments submitted to Planning Commission or outside of the engagement activities)

- Other comments received since Public Hearing notice
 - Support for road diets (TR-57)
 - Add pickleball to the narrative of the Parks element
 - Make stream restoration optional instead of required (CL-88)
 - Advocate for restricting growth

All comments available on the [Comprehensive Plan](#) website





Decision Criteria

LUC 20.301.150



B.1. Consistent with Goals & Policies

- Consistent with the Council Vision and other goals and policies of the city
- Consistent with the Growth Management Act
- Consistent with MPPs and CPPs

See Staff Report, page X



B.2. Addresses interests & Changed Needs

- Addresses updated growth targets
- Addresses results of study documents such as the Racially Disparate Impact Analysis
- Addresses changes in state law
- Addresses the needs of the entire city and provides a framework for subarea planning



B.3. Addresses Significantly Changed Conditions

- New citywide growth targets
- New housing goals and mandates under state law
- Updated centers framework for Countywide Centers
- Increased mobility options and expansion of multimodal transportation network



B.5. Demonstrates a Public Benefit



- Provide adequate land capacity and urban services to accommodate growth
- Reinforces environmental protection
- Encourages economic development
- Supports efficient transportation systems
- Protects private property rights





Direction

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Next Steps

- Open the Public Hearing
- Continue on June 26 meeting

