

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. Applications are due to the Seattle City Council no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. If May 15th falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after May 15th will be considered in the review process for the following year.

(Please Print or Type)

Date: 5/12/2010

Applicant: Kiki Michelle Gram

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Seattle, WA 98104

Phone: 206-254-2009

Email: kmgram@yahoo.com

Contact person (if not the applicant):

Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary)

Area bounded by E. Columbia Street, E. Cherry Street, ML King Jr Way, and the alley to the east.
See attached map exhibit.

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant
Signature: Kiki Gram

Date: 5/12/2010

Attachment A

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.

This application proposed to amend the 23rd & Jackson Residential Urban Village Boundary. Specifically to adjust the boundary of the Residential Urban Village (RUV) to include the east side of the 700 block of ML King Jr Way. We would propose that the area be evaluated for the zoning designation L1 or other low-density multi-family designation on the future land use map.

Properties included within the RUV are allowed to be re-zoned to a more intense zone such as L-1 per SMC 23.34.010 by an area wide re-zone or a contract re-zone. This would allow for a desirable transition between the NC1-40 at the corner and the SF zoning north and east of the block.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.

Reference attached map for proposed area change.

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

The current half-block (as defined by SMC 23.84.004) is not included in the RUV area. The boundary currently runs down ML King Jr Way. The facing properties on the west side of the block (per SMC23.84.004) on ML King Jr Way are zone NC1-40 and L-1. The zoning of the existing half-block is currently split between NC1-40 at the corner of E. Cherry and ML King Jr Way and SF-5000 north of the corner. (*reference attached research packet for zoning map*)

The need for including the proposed area in the RUV area is to encourage infill development on an area that is currently underutilized and vacant and located along a busy street and to allow for greater community input on options for use that are in conjunction with the existing neighborhood fabric and the Urban Village Goals of the comprehensive plan.

The current area while zoned SF, is occupied by the YWCA, a church, a single residence and the remainder of the lots (14,400 sf) are vacant of structures or uses at this time.

It is noted that the current RUV area boundary does not always run down a street and is designated across half-blocks and down alleys in determining boundaries.

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?

A. The application proposed a change in the boundary of a Residential Urban Village which would require an amendment to the Comprehensive Plan. The proposal has no long term budgetary or programmatic components. The adjustment of the RUV area would need to occur within the Comprehensive Plan and the boundary change would result in a change to the Future Land Use map. This proposal is not part of the 10 year update.

B. The proposed amendment is a legal change to the Comprehensive Plan and meets state laws and local laws.

C. The timing of the application is appropriate as there are no projects planned for the sites and consideration of the proposal will allow for review of the best use of these lots in accordance with the City's growth and development goals. Submitting the proposal now, as part of the annual amendment process, will allow the Council and City staff sufficient time to analyze the proposed change and its impacts, develop policy and any regulations, and make an informed decision.

The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy specifically in making use of a flexible framework for adapting to real conditions over time. The proposal takes into consideration the Plan's vision to address environmental concerns through smart growth and development of our urban and vacant lands. Adoption of this proposed amendment further supports the Plan's Urban Village Strategies by supporting existing commercial nodes and allowing the City to collaborate with the community in

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planning for the future (UVG11) and making use of limited land resources more efficiently (UVG9).

The proposed amendment or other change for this area has not been recently rejected. A neighborhood review process can be conducted prior to final Council consideration of the amendment.

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?

The impacts of including the proposed area in the 23rd & Jackson RUV area will be the construction of new housing units with smaller footprints on currently vacant land. No residential units would need to be removed for this to happen.

The proposed change will result in a net benefit to the community by:

- Providing the option for the development of smaller housing units and increasing density to provide more affordable housing within proximity to parks, schools, community centers, grocery stores and commercial activities.
- Support the existing adjacent commercial tenants – including restaurants, deli's and stores located at the south corner of the block and along E. Cherry.
- Providing a needed transition zone from the commercial corner to the single family residences
- Allow for more diverse development at a significant corner that is the convergence point of the Leschi, Madrona and Central District Neighborhoods
- Allow for infill development along a commercial connector arterial with access to two metro bus lines within ½ block
- Maintain the existing character of multi-family housing and small lots that exists in the adjacent blocks
- Reducing ongoing illegal activities on a currently vacant and dark alley/block by encouraging development of the block

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.

One of the goals of the Central Area Neighborhood plan is to increase home ownership by providing residential small lot and low density multi-family housing options throughout the neighborhood allowing for innovative home styles. Additionally, the plan expressed the desire for neighborhood improvement, increasing safety and building community. Adding the

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proposed area to the RUV area would meet neighborhood plan recommendations for zoning changes within and immediately adjacent to the urban village boundaries to help promote the visions for these areas as vibrant commercial and community nodes.

The amendment would support the policies of the Comprehensive plan by encouraging growth in locations within the city that support more compact and less land-consuming, high quality urban living. By collaborating with the community in planning for the future of this area, the City and neighbors can make a plan for environmentally conscious and economically feasible development for this area.

The current real conditions of this block are that it is underutilized and vacant, located within walking distance to parks, schools, community centers, grocery stores, restaurants, Lake Washington and downtown. It directly faces a commercial street, has alley access and is served by two-bus lines that directly link to light rail. The flexible framework of the comprehensive plan was established to address opportunities that arise like this one.

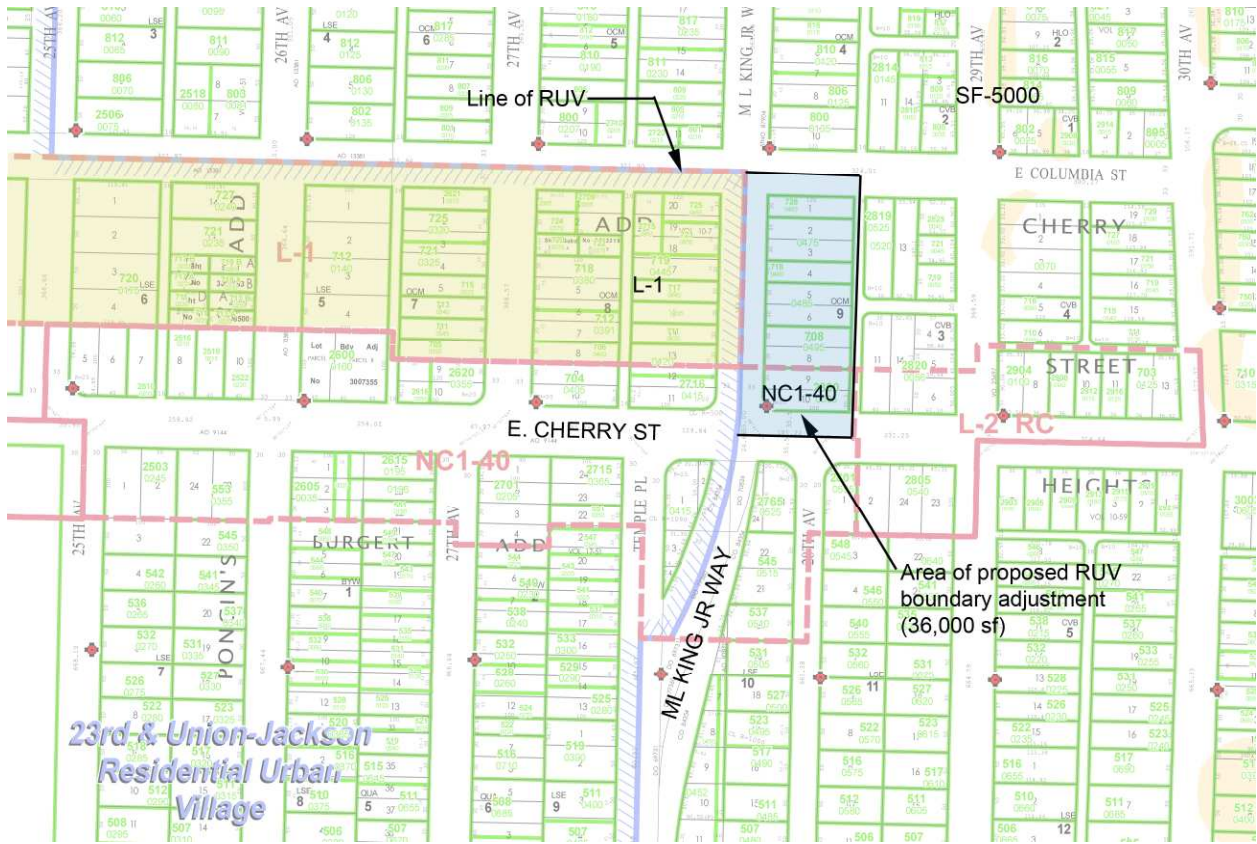
6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.

The potential uses of this block and the opportunities for encouraging development here by including it in the RUV area which would allow for a greater variety of development options has been discussed with the property owners including the YWCA, the Madrona Community Council, the Central Area Neighborhood Planning Stewardship (CANPS) Land Use Open Space and Housing Committee, the Central Area District Coordinator – Ted Divina, and other supporters. No opposition to the ideas proposed have been expressed to date.

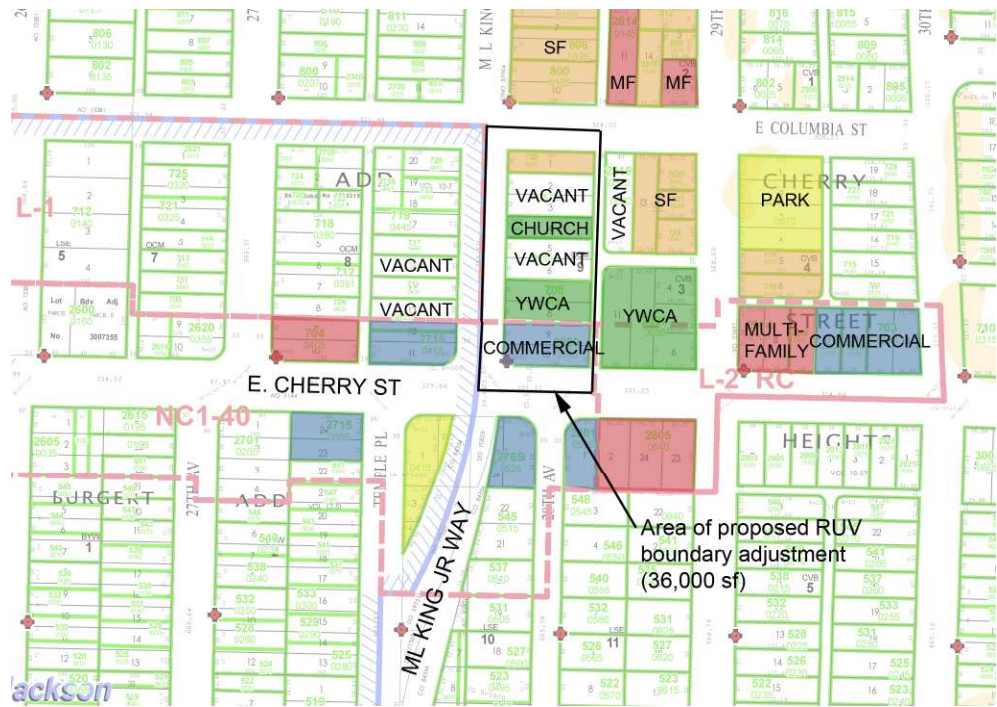
Written support for the proposed amendment can be requested.

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.

Exhibit A – Map of proposed RUV Area Adjustment between E. Columbia and E. Cherry Streets at ML King Jr Way.



Map of current uses in proximately to area showing vacant parcels and lack of SF residences in proposed RUV boundary adjustment area.



Attachment A