CITY OF SEATTLE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION

Use this application to propose a specific change to the adopted City of Seattle Comprehensive Plan. Applications are due to the Department of Planning and Development (DPD) no later than 5:00 p.m. on January 20th for consideration during that year. If January 20th falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after January 20th will fall into the review process for the following year.

(Please Print or Type)

FOR OFFICE USE ONLY

Application Received (stamp)

Date: January 13, 2003

Applicant: Greg Smith

Mailing Address: 810 Third Avenue, Suite 615

City: Seattle State: WA Zip: 98104 Phone: ( ) 206.262.2880

Email: gsmith@gbsre.com

Contact (if not applicant): N/A

Mailing Address:

City: State: Zip: Phone: ( )

If applicable, Name of General Area/ Location/ Site which would be affected by this proposed change in text (attach additional sheets if necessary)

6th Avenue South & Airport Way

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: Date: 1/14/04

REQUIRED QUESTIONNAIRE

Please answer the following questions in text and/or graphic form and attach them to the application. Answer all questions separately and reference the question number in your answer. **An application will be considered incomplete unless all the questions are answered.***

1) Provide a detailed description and explanation of the proposed text amendment. Include the element (land use, transportation, etc) and the specific goal or policy to be amended.
   a) If the amendment is to an existing goal or policy, show proposed edits in "line in/line out" format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.
   b) If the amendment would also require a change to the Seattle Municipal Code, indicate the section needing the change and suggested edits to the code language in "line in/line out" format.

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) Why is the proposed change 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? If not, what type of benefit can be expected and why?

5) How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment.

6) Is there public support for this proposed text amendment (i.e., have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice, and environmental review.

* Demonstration that a change to the Comprehensive Plan is required lies solely upon the proponent. The greater the degree of change is proposed, the greater will be the burden of showing that the change is justified. This questionnaire will be used to evaluate each request and compare it to the Comprehensive Plan threshold criteria.

Your Comprehensive Plan Amendment Application must be received no later than 5:00 p.m. on January 20th to be considered in that calendar year. Please send it to:
DPD Comprehensive & Regional Planning, ATTN: Lish Whitson,
700 Fifth Avenue, Suite 2000, Seattle, WA 98104-5070

City of Seattle Comprehensive Plan Amendment Application
Required Questionnaire

Frye Property Map Amendment

1) *Provide a detailed description and explanation of the proposed text amendment. Include the element (land use, transportation, etc) and the specific goal or policy to be amended.*

The proposal is to remove the property shown on Attachment 1 (the "Frye Property") from the Duwamish Manufacturing/Industrial Center and designate the site as part of the Downtown Area. The proposal would require amendments to the following Comprehensive Plan maps:

(a) Seattle Comprehensive Plan Future Land Use Map
(b) Land Use Figure A-1 (in Land Use Appendix A)
(c) Land Use Element, Land Use Figure 1, Urban Centers, Urban Villages, Manufacturing/Industrial Centers, and Neighborhood Anchors.
(d) Land Use Element, Land Use Figure 2, Downtown Urban Center.

The purpose of the proposed amendment is to allow for a mixed use development on the Frye Property potentially including commercial, hotel and residential uses.

a) *If the amendment is to an existing goal or policy, show proposed edits in "line in/line out" format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.*

No goal or policy amendments are proposed.

b) *If the amendment would also require a change to the Seattle Municipal Code, indicate the section needing the change and suggested edits to the code language in "line in/line out" format.*

The proposal would require a rezone of the Frye Property to DMC-240. No other changes to the Seattle Municipal Code are required.

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

Hotel and residential uses are currently restricted on the Frye Property due to its Industrial land-use designation and its inclusion in the Duwamish Manufacturing/Industrial Center. These restrictions prohibit the development of a mixed use commercial, hotel and residential project that would benefit the area by replacing an existing warehouse building with a new building of high-quality design and bringing residents to the area who would contribute to a vibrant, pedestrian-oriented community.

3) *Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need?*

A Comprehensive Plan map amendment and rezone are necessary in order to meet the identified public need. The Comprehensive Plan amendment and rezone contemplated by this application is the best means for meeting the identified public need because it will permit an appropriately sized mixed use building on the Frye Property. A 240-foot height limit is appropriate for the Property due to its location immediately adjacent to the I-90 onramp, which extend up to a height of approximately 70 feet adjacent to the Property, reducing the effective height of any development on the Property. The effective reduction in height resulting from the Property's proximity to the onramps renders development under the DMC-240 zone compatible with nearby IDM-65-150 and C2-85 zoning.

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? If not, what type of benefit can be expected and why?*

The area directly affected by the proposed amendment is limited to the Frye Property. Indirect impacts to the surrounding community are anticipated to be beneficial. The proposed amendment would benefit the area by permitting a new building of high-quality design and bringing residents to the area who would contribute to a vibrant, pedestrian-oriented community.

5) *How would the proposed change comply with the community vision statements, goals, objectives and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment.*

The proposed amendment is consistent with the Comprehensive Plan. Specifically, the proposed amendment is consistent with the following community vision statements, goals, objectives and policies, among others:

<u>Preferred Development Pattern – Urban Village Strategy</u>

- "Maintain and enhance Seattle's character. Seattle's character includes large single-family areas of detached houses both inside and outside of urban villages, many thriving multifamily areas, mixed use commercial areas, industrial areas, major institutions and a densely developed downtown with surrounding high density neighborhoods." Goal LG1.

The proposed amendment will enhance the character of the Frye Property area by permitting the development of a high quality mixed use project on the Property.

- "Promote densities and mixes of uses, especially within urban villages, that support walking and use of public transportation." Goal LG4.

The development of a mixed use project on the Frye Property would support walking and the use of public transportation by residents and employees working in the development.

- "Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use and cohesive community development." Goal LG5.

The proposed amendment would direct growth to an urban center in an area conducive to walking and transit use.

- "Accommodate planned levels of household and employment growth. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses." Goal LG6.

The proposed amendment would accommodate housing and employment growth at an intensity appropriate to the Frye Property area.

- "More efficiently use limited land resources." Goal LG9.

The proposed amendment would permit the development of a mixed-use project appropriate to the Frye Property.

- "Maximize the benefit of public investment in infrastructure and services." Goal LG10.

The proposed amendment would direct growth to an area well served by established infrastructure and services.

- "Increase public safety by making villages 'people places' at all times of the day. Goal LG 12.

The development of a mixed use project on the Frye Property would contribute to the "24-hour" nature of the area. The project would be of high quality design, incorporating appropriate pedestrian amenities.

- "Promote physical environments of the highest quality throughout the city, and particularly with in urban centers and villages while emphasizing the special identity of each area." Goal LG13.

The mixed use development of the Frye Property would be of high quality consistent with current Land Use Code requirements.

- "Promote development in urban villages as compact mixed-use neighborhoods." Policy L1.

The proposed amendment would permit a mixed use project in an urban village.

- "Recognize and promote appropriate mixes of activity and intensities of development within areas accommodating growth and indicate whether residential or employment related activities are to be emphasized according to the intended function of the following urban village designations: Urban centers, and the urban villages within them, are intended to be the densest areas with the widest range of land uses." Policy L4.

The proposed amendment would permit a mixed use project in an urban center.

<u>Categories of Urban Villages – Urban Centers</u>

- "Identify and reinforce concentrations of employment and housing in locations that would support and have direct access to the regional high capacity transit system." Goal LG18.

The proposed amendment would permit development of a mixed use project in a location proximate to the regional high capacity transit system.

- "Establish requirements for urban centers consistent with the Countywide Planning Policies as follows:

  1. Area not exceeding one and one-half square miles (960 acres).

  2. Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries.

  3. Accessibility to the existing regional transportation network, with access to the regional high capacity transit system to be provided in the future.

  4. Zoning that permits the amount of new development needed to meet the following minimum density targets:

  a. A minimum of 15,000 jobs located within a half mile of a possible future high capacity transit station;

  b. An overall employment density of 50 jobs per acre; and

  c. An overall residential density of 15 households per acre."

Policy L18.

- "Designate the following locations as urban centers as shown in Land Use Figures 1-6 below:

  1. Downtown Seattle."

  Policy L19.

The proposed amendment would modify the boundaries of the Downtown Seattle Urban Center consistent with the criteria for designation of urban centers.

<u>General Area Designations/Future Land Use Map -- Downtown Areas</u>

- "Accommodate within downtown areas the broadest mix of activities and greatest intensity of development in the region." Goal LG51.

- "Promote the continued economic vitality of the downtown, with particular attention to the retail core, and encouragement of hospitality uses." Policy L61.

The proposed amendment would accommodate a mix of activities, including commercial, residential and lodging, on the Frye Property, contributing to the vitality of the downtown.

<u>General Land Use Regulations – Downtown Areas</u>

- "Promote downtown as an area that accommodates the broadest mix of activities and greatest intensity of development in the region." Goal LG 77.

The proposal would accommodate a mix of activities by allowing a mixed use development on the Frye Property.

6) *Is there public support for this proposed text amendment (i.e., have you conducted community meetings, etc?) Note: All applications will be subject to full public participation, notice and environmental review.*

Extensive public outreach has been conducted relating to mixed-use development on the Frye Property as part of an overall vision for the area. Public response to this vision has been positive.

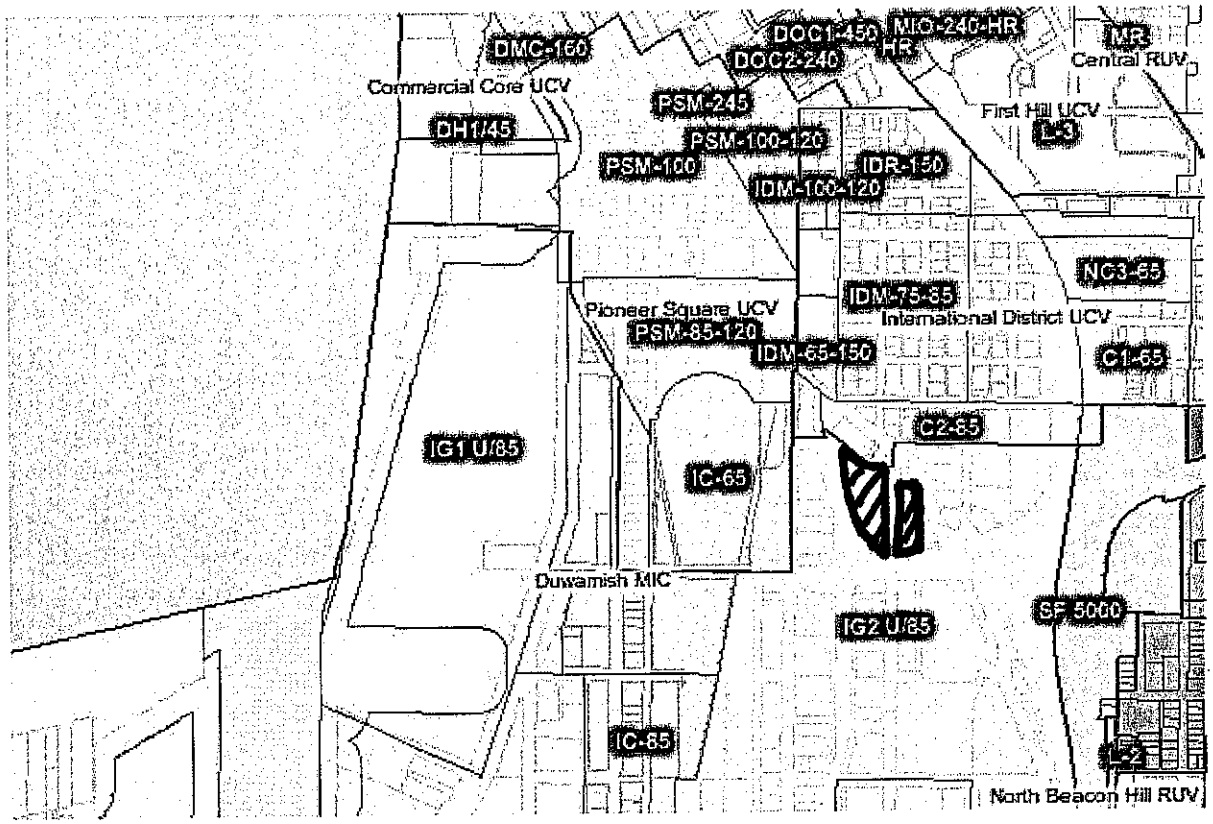
Presentations include:
February 2003 Mayor's office
February 2003 King County Executive
February 2003 Pioneer Square Community Assoc. (60 attendees)

February 2003 Seattle Council Members; Judy Nicastro, Jan Drago, and Peter Steinbrueck
February 2003 Uwajimaya
February 2003 Pioneer Square Monorail Policy Group
February 2003 Seattle Port Commission (50 attendees)
February 2003 Seattle Monorail Project Staff
February 2003 Public Stadium Authority Staff
February 2003 Cairncross & Hempelman
February 2003 Mayors South Downtown Group
February 2003 DSA Planning Committee
February 2003 City Council Brown Bag Forum (200 attendees)
February 2003 Manufacturing and Industrial Council (MIC)
March 2003 CDRT (Community Development Round Table) (80 attendees)
March 2003 PFD Board (Public Facilities District) Safeco
March 2003 SODO Business Assoc. Property Owners Committee
March 2003 Councilman Richard Conlin
March 2003 Seattle Downtown Residents Council (40 attendees)
March 2003 BOMA (Building Owners & Managers Assoc.)
March 2003 International District Community
March 2003 PSA Board (Public Stadium Authority) Seahawks (30 attendees)
April 2003 NAIOP (National Assoc. Of Industrial & Office Properties)
April 2003 Pioneer Square Open Spaces Committee
May 2003 International District B.I.A.
May 2003 Seattle Chapter, Counselors of Real Estate
June 2003 Pioneer Square Preservation Board
June 2003 The Justen Company
June 2003 C.R.E.W. (Commercial Real Estate Women) (100 attendees)
October 2003 Commercial Property News Conference
November 2003 International Facilities Managers Association
January 2004 Columbia Tower Club Business Forum

In addition, the vision for the area including the Frye Property has been the subject of numerous newspaper articles. A representative selection of these articles is included as Attachment 2.

ATTACHMENT 1

DCLU - Print Current Map Results - 1/20/2004



Urban Village

Zoning

- C1
- C2
- DH1
- DH2
- DMC
- DMR
- DOC (cont)
- DOC2
- DRC
- HR
- IB
- IC
- IDM
- IDR
- IG1
- IG2
- L1
- L1/RC (cont)
- L2
- L2/RC
- L3
- L3/RC
- L4
- L4/RC
- LDT
- MIO
- MR
- MR/RC
- NC1 (cont)
- NC2
- NC3
- NCR
- PMM
- PSM
- RSL
- SCM
- SF 5000
- SF 7200
- SF 9600
- Parcels

Type in any personal notes about this map below prior to printing: