

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: Wallingford Community Council Date: April 28, 2017

Email: pres@wallingfordcc.org

Street Address:

City: State: Zip: Phone:

Contact person (if not the applicant): Donn Cave

Email: donn@avvanta.com

Street Address: 3803 Ashworth Ave N

City: Seattle State: WA Zip: 98103 Phone: 206-548-1422

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

Wallingford Residential Urban Village

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: May 12, 2017

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

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.), maps, goals and/or policies you propose to amend.*

The Wallingford Residential Urban Village map shall be amended to exclude areas that are not part of its retail and multifamily core.

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.*

(Not applicable.)

b. *If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.*

(Not applicable.)

c. *If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."*

The Future Land Use map is to be amended to reflect the revised boundaries of the Wallingford residential Urban Village. The excluded areas will assume the category of land use that reflects their current zoning – Single Family Residential, Multifamily Residential or Commercial/Mixed Use as appropriate.

2. *For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?*

(Not applicable.)

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

A *The amendment is appropriate for the Comprehensive Plan because:*

- Other urban villages show a similar relationship between urban village boundary and retail and multifamily core, for example Greenwood/Phinney Residential Urban Village. This precedent establishes consistency with the State Growth Management Act, and
- the Puget Sound Regional Council's Vision 2040 strategy
- No budgetary or programmatic decision would have the required effect on land use policy.
- The basic intent of this proposal has indeed already been addressed by neighborhood planning that produced the Wallingford Residential Urban Village Neighborhood Plan – but that has been rendered ineffectual here, by the recent removal of policies that gave Neighborhood Plans an authoritative role in land use zoning.

B This amendment is legal under state and local law, as a usual boundary revision.

C *It is practical to consider this amendment because:*

- The timing is most appropriate, as it would affect upzone proposals currently under consideration.
- City staff have months to work on it.
- This amendment is consistent with the Comprehensive Plan, specifically GS 2.3
Establish boundaries for urban centers, urban villages, and manufacturing/industrial centers that reflect existing development patterns; potential access to services, including transit; intended community characteristics; and recognized neighborhood areas.
The boundary revision particularly recognizes existing development patterns, and excludes a portion that is actually recognized on city maps as part of Fremont.
- The City Council has not considered this amendment before.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

The boundary change was developed in an informal neighborhood process under the auspices of Wallingford Community Council.

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

This amendment should make a material difference in planned rezones.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

The goal of this amendment is to concentrate future high density development in the Wallingford core area, as called for by Wallingford's Neighborhood Plan. Alternatively, the City could achieve the same effect by complying with the Neighborhood Plan.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The anticipated impact is more concentrated development around the two arterials that define Wallingford's core, N 45th Street and Stone Way N, continuing the current trend. This will make for more compact development and more vital and active commercial streets, rather than dispersing multifamily development randomly through single family areas. Data published with the 2035 Comprehensive Plan, and data gathered by WCC in a lot by lot survey, show that commercial zoned properties in the Wallingford core are sufficient to meet even the somewhat extravagant targets proposed for Wallingford. The benefit to the community includes this more compact and vital urban core area, the preservation of adjacent single family residential areas that are highly valued by the community, and reduced displacement from demolition of older less expensive housing stock that is in many cases providing relatively economical rental housing.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

The amendment makes the Wallingford Residential Urban Village consistent with other urban villages – Greenwood/Phinney, Upper Queen Anne, Green Lake, Fremont – all of them are defined by their multifamily/commercial core area. When the Wallingford Residential Urban Village boundary was defined, the community was assured that the single family residential areas had been included within the boundary simply to get achieve a minimum population and the boundary would not be a factor in future rezones. Since then, changes in the Comprehensive Plan have turned that around, with the result that Wallingford will be treated very differently for planning purposes than the other nearby neighborhoods, though they are no different in reality. Thus, increased consistency between urban villages helps the revised policies in the new comprehensive plan work as evidently intended.


7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.

A boundary revision of this nature was proposed at four separate tables in the Wallingford Community Design Workshop, January 17, 2017, and appears in the summary and map summary documents.


8. Has the proposed amendment been considered before by the Council?

This amendment has never been presented to the council before.

Wallingford Residential Urban Village

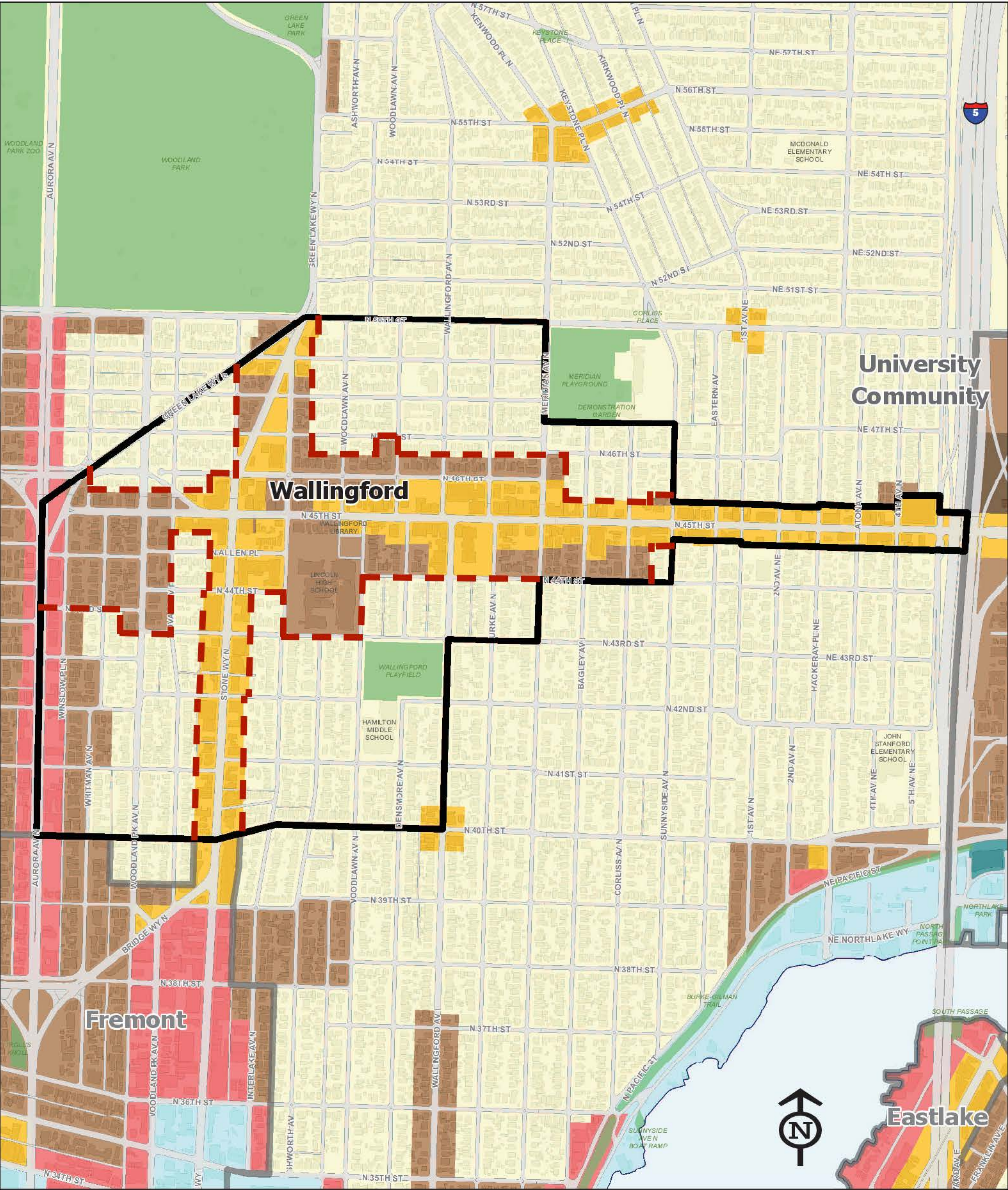


Hub / Residential Urban Village



Revised boundary

Current Zoning			
City-Owned Open Space	Neighborhood Commercial	Low-Rise Multi-Family	Industrial
	 NC1; NC2; NC3	 LR1; LR2; LR3	 IB; IC
Commercial	High-Density Multi-Family	Single Family	Major Institution
 C1; C2	 HR; MR/RC; MR	 SF 5000 / 7200 / 9600	 MIO



For Public Review and Discussion

Single family areas located within the current urban village boundary. DPD is considering policy changes that would treat single-family areas within urban villages differently than single family areas outside urban villages. Changes would make it easier to build other types of housing in these areas.

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Applicant: **Janine Rees**

Date: **May 12, 2017**

Email: ajreesjones@icloud.com

Street Address: 5456 40th Ave SW Seattle, WA 98136

Additional Contacts: Christy Tobin-Presser, Amanda Sawyer, Richard Koehler, JuNO Land Use Committee

Email: asawyer131@gmail.com; ctobin@bskd.com; rkoehler@cool-studio.net; luc@wsjuno.org

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

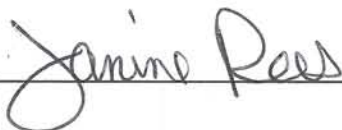
West Seattle Junction Hub Urban Village

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: 5-13-17

Question 1: Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish.

Summary:

The proposed amendment will resolve a conflict within the Comprehensive Plan between the Future Land Use Map for the West Seattle Junction Hub Urban Village ("West Seattle Junction") and its neighborhood plan. This amendment will modify the boundaries of the West Seattle Junction Hub Urban Village such that all areas currently zoned Single Family are removed from the "Hub Urban Village" area designation and reclassified to the "Single Family Residential" area (see Appendix A) in the Future Land Use Map.

Intent:

When the West Seattle Junction was designated a Hub Urban Village in 1999, the urban village boundary was drawn to include Single Family Zones. In tandem, specific language to preserve those as Single Family were written into the accompanying Neighborhood Plan. This was a key principle of the community that was expressed as such at the time:

Maintaining the single-family character of West Seattle's neighborhoods has been a "battle cry" during the neighborhood planning process. Most of the single-family zoning in the Junction planning area lies outside the Urban Village Boundary and would not be affected by the Neighborhood Plan. There are three pockets of single family zoning within the village boundaries: between SW Edmunds Street and SW Dawson Street along 40th, 41st and 42nd Avenues SW; between Dakota Street and SW Oregon Street generally from 37th and 41st Avenues SW and along 32nd Ave SW.¹

The language that protects and preserves the Single Family areas has been brought forward into the currently adopted plan:

WSJ-P13. Maintain the character and integrity of the existing single-family areas.

The neighborhood plan contemplates a "compact" core. It cites the need for parking, which has been strained since parking is not required within the broad geographical area of the current urban village boundary. This amendment aligns the urban village to this expectation:

WSJ-P4. Strive to balance the goal of a compact urban village with the need for adequate parking, traffic circulation, and pedestrian safety on neighborhood streets.

There is also language that describes the goal of the West Seattle Junction that refers to the Single Family areas:

WSJ-G1. A small-town community with its own distinct identity comprised of a strong single-family residential community and a vibrant mixed-use business district serving the surrounding residential core.

The current Comprehensive Plan designates Single Family Residential areas as distinct from Urban Village areas.² This has created a conflict with the implementation of City land use policy at the West Seattle Junction: the policies applied to Urban Villages are incompatible with those applied to Single Family Residential areas. Given that the treatment of Urban Villages and Single Family areas are dissimilar, many land use policies targeted at Urban Villages are not possible to implement while honoring the neighborhood plan. For example, the implementation of MHA zoning proposes to remove all Single Family areas that are sited within Urban Villages. This is clearly in conflict with WSJ-P13 and WSJ-G1, which are written to maintain them.

¹ *West Seattle Junction Hub Urban Village Neighborhood Plan*, Jan 1999, p.40

² *Seattle Comprehensive Plan*, Nov 2016, Future Land Use Map, p.41

Question 2: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

The Comprehensive Plan stipulates that all such conflicts must be resolved:

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.

This need for consistency is also specified in the WA Growth Management Act:

RCW 36.70A.70. The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.

Question 3: Describe why the proposed change meets the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan.

3A. The amendment is appropriate for the Comprehensive Plan...

This amendment is appropriate for the Comprehensive Plan because it resolves a conflict that is inherent to the Plan. The Future Land Use Map designates the areas of the city that are Single Family Residential areas. There are Single Family areas within the West Seattle Junction. Given that WSJ-P13 stipulates that these areas are to be maintained as single-family areas, the conflict is reconciled by modifying the Future Land Use Map to reflect this.

3B. The amendment is legal under state and local law.

We have not found any legal issue pertaining to this amendment.

3C. It is practical to consider the amendment...

The timing of this amendment is appropriate and sufficient time can be taken to consider it. It is consistent with CI 2.11 which stipulates that it is City policy to maintain consistency between neighborhood plans and the Comprehensive Plan. This amendment has not been considered by the City Council.

3D. If the amendment would change a neighborhood plan...

The amendment does not change the neighborhood plan and instead brings the Future Land Use Map into alignment with it.

3E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

This amendment will clarify the Urban Village area such that a policy that targets the urban village can be implemented without conflict with WSJ-P13. There is an active land use proposal regarding MHA zoning within urban villages that would remove Single Family areas. By removing the Single Family areas from the urban village, this amendment would make a material difference to its implementation.

Question 4: What other options are there for meeting the goal or objectives of this amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

It would be possible to meet the goal of this amendment if the City was careful to honor the neighborhood plan goal WSJ-G1 and policy WSJ-P13 despite the area's Hub Urban Village designation in the Future Land Use Map. However, the risk will remain that programs that target Hub Urban Villages for implementation will omit this from consideration, causing ongoing planning issues and undue complexity.

It would also be possible to resolve the conflict through an update to the neighborhood plan. The Comprehensive Plan contemplates this:

CI 2.12 Provide sufficient funding and resources to work with communities to update community and neighborhood plans to maintain their relevancy and consistency(sic) with community goals and the citywide policies of the Comprehensive Plan.

Given the need for concurrent planning across transit, infrastructure, the impacts of density on livability (e.g. open space, green space, and urban trails), given the funding of a West Seattle light rail branch with ST3, and the and given the precedent that a funded process of community planning is typical prior to the arrival of light rail, it appears that an update to the neighborhood plan is a smart choice.³ However, we have been informed that the City lacks the time and resources to engage in such a planning exercise prior to the implementation of an upcoming MHA rezone that would affect the Single Family areas.⁴

This amendment appears to be the best way to resolve the inconsistency.

Question 5: What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographical area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendment.

This amendment would resolve a conflict that has caused members of the affected neighborhood quite a bit of concern and confusion. In October 2016 the City released maps that indicated that MHA rezoning would eliminate the Single Family areas. The residents of the area believed that the neighborhood plan would maintain the integrity of those areas, at least until such time as they were engaged in a new neighborhood planning process.

Members of the community value their neighborhood as a great place to raise families, and they value the diversity of housing. Significant development has taken place that has reduced the availability of family housing, which has been replaced by 1- and 2- bedroom apartments. (See Appendix C). The land use policies that accompany the Urban Village designation threaten to eliminate the diversity of housing and the compatibility with families.

The West Seattle Junction has the lowest household-to-open/green space ratios in the City. The Single Family zoned areas contribute much needed open space and vegetation. This valuable

³ See examples in Appendix B

⁴ "...given the high demand for housing, there would be consequences for delaying implementation of MHA in neighborhoods with future Sound Transit stations."; Samuel Assefa, 3/22

aspect of Single Family areas is acknowledged in the Comprehensive Plan, and is a much-needed mitigation for the shortage of open and park space:

Single Family Residential Areas. While they are thought of as residential neighborhoods, they include a variety of uses beyond housing. ... In most of these areas, houses are not very tall and typically have yards and open space around them. That open space provides recreation opportunities for residents and land for much of the city's tree canopy.⁵

These community's value of these points is unambiguously codified in the neighborhood plan:

WSJ-G6. A desirable place for families with a safe and attractive residential neighborhood served by a variety of park and recreation facilities.

Please also find the attached 242 signatures of support for this amendment from the community.

Question 6: How does the proposed amendment support the existing goals and policies of the Comprehensive Plan?

Comprehensive Plan policy CI 2.11 stipulates that inconsistencies between the neighborhood plan (i.e. WSJ-13 and WSJ-G1) and the Comprehensive Plan (i.e. the Future Land Use Map and the implementation of land use policies that follow from it) are to be resolved via an amendment. This amendment would resolve the inconsistency.

Question 7: Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment.

Yes, there is support for the amendment from members of the community that are within the area proposed for re-designation. Please find our petitions attached to this email as a PDF. We have discussed this with the community at the following open meetings held by the Junction Neighborhood Organization:

- On 1/19, this was presented to about 150 members of the public that attended a meeting of the Junction Neighborhood Organization (JuNO).⁶ The idea was presented on a powerpoint slide and also appeared on a flyer that was handed out to attendees.⁷
- At the JuNO meeting of 3/21.
- At a meeting of JuNO land use block captains on 3/28.

⁵ Seattle 2035, Comprehensive Plan, Dec 2016, p. 51

⁶ <http://westseattleblog.com/2017/01/hala-rezoning-with-city-organized-workshop-in-the-junction-coming-up-thursday-heres-how-the-new-juno-land-use-committee-briefed-neighbors/>

⁷ <http://westseattleblog.com/blog/wp-content/uploads/2017/01/1-19-Handout-Final.pdf>

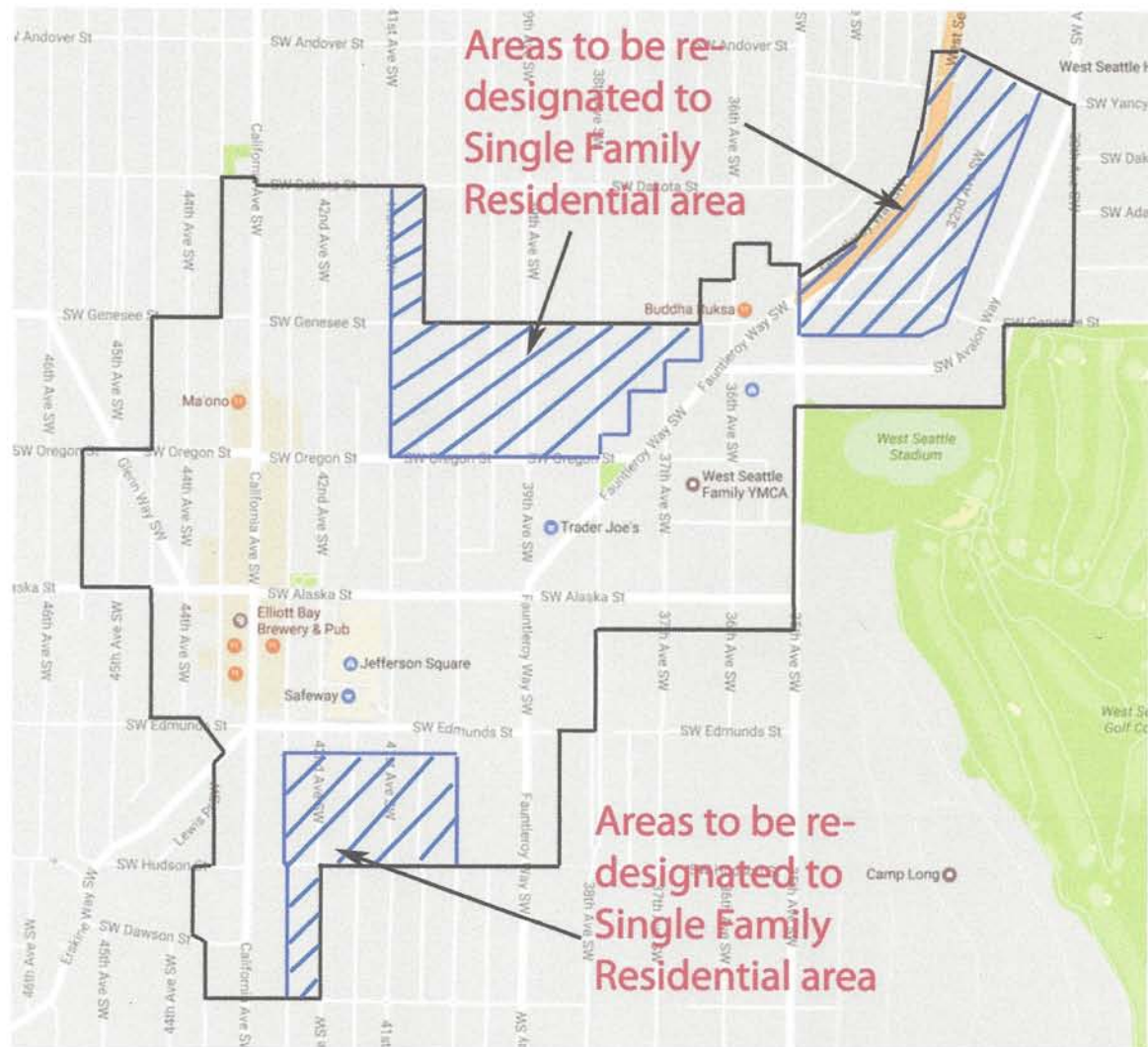
Question 8: Has the proposed amendment been considered before by the Council?

No, it has not.

Appendix A: Specific modification to Future Land Use Map

Per **Question 1c**, this amendment proposes a change to the Future Land Use Map: All areas within the West Seattle Junction that are currently zoned as Single Family will be re-designated FROM a Hub Urban Village area TO a Single Family Residential area. Commensurate to this, there will also be no expansion of the current boundaries to include additional area that is presently Single Family.

Figure A-1: Map of re-designated areas



This is consistent with LU1.5 because this Future Land Use Map amendment is needed in order to resolve the conflict between the neighborhood plan and the Comprehensive Plan and thus clarify the function of a large area, represented by approximately 20 neighborhood block faces.

The specific areas to be re-designated include all addresses within the following area boundaries:

Area 1:

Starting at the intersection of SW Dakota and 41st Ave SW,
Running east to the corner of SW Dakota and the NE corner of 4102 41st Ave SW,
Thereafter running south to SW Genesee,
Thereafter running east to the NE corner of 4400 37th Ave SW,

Thereafter running south to the SE corner of 4414 37th Ave SW,
Thereafter running west to 37th Ave SW,
Thereafter running south to the SE corner of 4427 37th Ave SW,
Thereafter running west to the SW corner of 4427 37th Ave SW,
Thereafter running south to the SE corner of 4446 38th Ave SW,
Thereafter running west to 38th Ave SW,
Thereafter running south to SW Oregon St,
Thereafter running west to 41st Ave SW,
Thereafter returning north to the point of origin.

Area 2:

Starting at the intersection of SW Genesee and Fauntleroy Ave SW,
Running along Fauntleroy Ave SW to SW Andover St,
Thereafter running east to the NE corner of 3021 32nd Ave SW,
Thereafter running SW along the alley way, and turning west to the SE corner of 4400 SW Genesee St,
Thereafter running north to SW Genesee St,
Thereafter running west to the point of origin.

Area 3:

Starting at the SW corner of 5057 42nd Ave SW,
Running east to the SE corner of 5056 42nd Ave SW,
Thereafter running north to SW Hudson,
Thereafter running east to 40th Ave SW,
Thereafter running north to the NE corner of 4811 40th Ave SW,
Thereafter running west to the NW corner of 4811 42nd Ave SW,
Thereafter running south to SW Hudson,
Thereafter running to the NW corner of 5005 42nd Ave SW,
Thereafter running south to the point of origin.

Appendix B: Light Rail planning

Seattle neighborhoods that have been a focal point for light rail extension have historically undergone a comprehensive review and inclusive planning process in order to update and redevelop their neighborhood plans. The West Seattle Junction is among Seattle's fastest-growing areas and warrants the same level of planning that neighborhoods such as Ballard, Roosevelt, and the University District have received (Figure B-1).

Example: Ballard

As shown in Appendix A the West Seattle Junction and Ballard have experienced similar growth rates between 2000 and 2015, a trend which will continue into 2035, converging towards similar levels of density. Like the West Seattle Junction, Ballard light rail is in the scope of ST3. Ballard has the benefit of an urban planning exercise that began in or prior to 2014, thereby engaging the neighborhood in a planning process that can influence MHA zoning proposed there.

The concerns raised in feedback from the West Seattle Junction echo those recorded in the Ballard urban planning exercise as their area experienced similarly rapid growth: (1) declining affordability; (2) fewer families in the village core; (3) the need for amenities such as transit and open space; (4) displacement; (5) availability/quality of parking and pedestrian access for the elderly; (6) loss of traditional stores.⁸ Clearly the West Seattle Junction warrants the same diligence and community engagement provided to Ballard and other areas of urban growth.

Recommendation

Given the conflicts between proposed MHA zoning and the West Seattle Junction neighborhood plan; and given the deficiencies in open space, pedestrian, transit, and other infrastructure at both current and forecast density levels, *we believe that comprehensive urban planning with station area considerations afford the West Seattle Junction our best opportunity for course correction.* We can plan for density near the station(s) and guide investment into livability improvements in the most sensible way, minimizing displacement and maximizing the benefit of our region's investment in this neighborhood.

This is a once-in-a-lifetime opportunity to set the course for the West Seattle Junction and we do not want to risk development missteps arising from myopic MHA planning. We propose that the City exclude the West Seattle Junction from the MHA legislation to be proposed in Summer 2017 and instead work with our neighborhood on a single, comprehensive urban planning effort in conjunction with Sound Transit.

⁸ http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2149362.pdf

Figure B-1: Examples and precedence for neighborhood plan updates for areas with proposed light rail stations

Exhibit	Location
Ballard Urban Design, underway since at least 2014	http://www.seattle.gov/dpd/cityplanning/completerojectslist/ballard/projectdocuments/default.htm
University District urban design, published August 2016, the result of a 4-year planning process	http://www.seattle.gov/dpd/cityplanning/completerojectslist/universitydistrict/documents/
Roosevelt neighborhood plan, updated July 2006 in anticipation of light rail.	http://rooseveltseattle.org/wp-content/uploads/2012/02/Roosevelt-Neighborhood-Plan-Update-2006.pdf
Director's report for Roosevelt, 2011, referencing the 2006 neighborhood plan update as the basis for zoning recommendations.	http://www.ravennabryant.org/wp-content/uploads/2011/07/dpd_Roosevelt_Report_June2011.pdf
Online records of station area planning for: Henderson, Othello, Edmunds/Columbia City, McClellan, Beacon Hill, International District, Pioneer Square, Westlake/Convention Place, First Hill, Capitol Hill, University District, Roosevelt, Northgate	https://www.seattle.gov/transportation/ppmp_sap_neigh.htm
Seattle Planning Commission findings and recommendations, April 8, 2010, describing priority for updates to neighborhood plans proposed for light rail as "Urgent".	https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwiVhaethbXSAhUT9mMKHWhvA3EQFggcMAA&url=https%3A%2F%2Fwww.seattle.gov%2FDocuments%2FDepartments%2FSeattlePlanningCommission%2FPlanningCommissionRec_FutureNeighborhoodPlanning.pdf&usq=AFQjCNH0Owi0CIIIZf5uZUHWVe2V68K-1A&sig2=Da_xOGDqrb6hpkUbxSsehw
City ordinance in 2008 prioritizing the review and update of neighborhood plans where stations are proposed.	Ordinance #122799
Example: Neighborhood planning framework & recommendations provide a foundation for station area planning.	https://www.seattle.gov/transportation/SAP/TOD_Boards/Planning_Framework.pdf

APPENDIX C – GROWTH RATES

The West Seattle Junction has been among the fastest growing areas of the City since it was designated a Hub Urban Village in 1999, outpacing most Urban Centers in growth rate (Figure C-1).⁹

Figure C-1: Growth of Urban Centers and Hub Urban Villages since 2000

Area	Acres	2000 housing units	2000 housing / acre	2015 housing units	2015 housing / acre	2015 % growth
South Lake Union (UC)	340	889	2.6	4,536	13.3	410%
Downtown (UC)	950	12,854 ¹⁰	13.5	24,347	25.6	89%
West Seattle Junction	226	2,113	9.3	3,880	17.2	84%
Ballard	424	4,993	11.8	9,168	21.6	84%
Lake City	142	1,544	10.9	2,836	20.0	84%
Uptown (UC)	333	4,135	12.4	7,483	22.4	81%
U District (UC)	746	5,674 ¹¹	7.6	9,802	13.1	73%
Bitter Lake Village	352	2,107	6.0	3,257	9.3	55%
North Rainier	456	1,630	3.6	2,454	5.4	51%
Fremont	213	2,188	10.3	3,200	15.0	46%
First Hill – Capitol Hill (UC)	916	22,436 ¹²	24.5	29,619	32.3	32%
Northgate (UC)	411	3,650	8.9	4,535	11.0	24%

⁹ Data from 2000 census, <http://arcg.is/2li25G0>.

¹⁰ Includes Commercial Core, Pioneer Square, Belltown, Denny, International District

¹¹ Includes U District NW and Campus

¹² Includes First Hill, Capitol Hill, Pike/Pine, 12th Avenue

The West Seattle Junction Hub Urban Village will continue to have among the highest growth rates in the City (Figure C-2).¹³ Existing zoning already leads to a forecast of 59% growth rate by 2035, the third-fastest growth rate in Seattle even without MHA zoning. This growth rate still exceeds that of most urban centers.

Figure C-2: Comparison of 2035 growth rates with and without MHA

Area	Acres	2015 housing units	2015 housing / acre	ADOPTED 2035 estimate	ADOPTED % growth	2035 housing / acre	PROPOSED 2035 + MHA	2035+MHA % growth	2035+MHA housing / acre
South Lake Union (UC)	340	4,536	13.3	7,500	165%	35.4	7,950	175%	36.7
West Seattle Junction	226	3,880	17.2	2,300	59%	27.3	2,800	72%	29.6
Northgate (UC)	411	4,535	11.0	3,000	66%	18.3	3,122	69%	16.6
Downtown (UC)	950	24,347	25.6	12,000	49%	38.3	12,720	52%	39.0
Ballard	424	9,168	21.6	4,000	44%	31.1	4,734	52%	32.8
U District (UC)	746	9,802	13.1	3,500	36%	17.8	5,000	51%	19.8
Uptown (UC)	333	7,483	22.4	3,000	40%	31.4	3,750	50%	33.7
North Rainier	456	2,454	5.4	1,000	41%	7.6	1,154	47%	7.9
Fremont	213	3,200	15.0	1,300	41%	21.1	1,400	44%	21.6
Bitter Lake Village	352	3,257	9.3	1,300	40%	12.9	1,376	42%	13.2
Lake City	142	2,836	20.0	1,000	35%	27.0	1,049	37%	27.4
First Hill – Capitol Hill (UC)	916	29,619	32.3	6,000	20%	38.9	6,526	22%	39.5

However, the 2015 housing unit total for the West Seattle Junction does not include many recent development projects (see Figure C-3). Based on new and proposed development, the West Seattle Junction appears to be well ahead of schedule for 2035, with at least 1,687 of the 2,300 units already expected within the next two years.

The zoning associated with the 1999 Neighborhood Plan has more than met, and continues to exceed, the City's expected contribution for housing growth without the need for additional zoning. Yet there has been a lack of comparable investment in transit, open space, jobs, livability, and infrastructure in the West Seattle Junction over this time period. The negative sentiment of the neighborhood towards further upzoning and growth is a natural outcome of this imbalance.

¹³ HALA "20-year housing growth estimates for draft MHA zoning changes"

Figure C-3: Development pipeline in the West Seattle Junction since 2015

Project	Units	Status
4807 41 st Ave SW (SEDU)	24	Application 2/2017
4722 Fauntleroy Ave SW	~120	Application 12/2016
3078 SW Avalon	108	EDG 11/2016
4417 42 nd Ave SW	55	EDG 10/2016
4754 Fauntleroy Ave SW	108	Application 10/2016
3039 SW Avalon	71	Application 5/2016
4437 41 st Ave SW	4	Permitted 12/2016
3062 SW Avalon	9	Permitted 10/2016
3070 SW Avalon	9	Permitted 10/2016
4801 Fauntleroy Ave SW	52	Permitted 9/2016
4515 41 st Ave SW (Assisted Living)	48	Permitted 2/2016
3050 SW Avalon	104	Permitted 10/2015
4122 36 th Ave SW (SEDU)	20	Permitted 10/2015
Total in pipeline:	732	
4528 44 th Ave SW (SEDU)	58	Opening 2017
4505 42 nd Ave SW (Capelouto)	45	Opening 2017
4755 Fauntleroy (Whittaker)	389	Open 2016/2017
4535 44 th Ave SW (The Lofts)	36	Open 2016
4400 SW Alaska (4400 SW Alaska)	40	Open 2016
4433 35 th Ave SW (Aura West Seattle)	159	Open 2016
4433 42 nd Ave SW (Junction Flats)	78	Open 2016
4745 40 th Ave SW (Sky)	150	Open 7/2016
Open 2016-2017:	955	
4730 California Ave SW (4730 California)	88	Open 6/2015
4715 42 nd Ave SW (Junction 47)	203	Open 9/2015
4555 39 th Ave SW (Link)	216	Open 2015
Open mid-2015 or later:¹⁴	507	
Total units since 2015 count:	1,687 - 2,194	

¹⁴ It's not clear whether or not these were counted in the City's 2015 housing unit count.

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KORY FAWLER

Signature: 

Address: 4806 RUTAN PL SW

Date: 5/2/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: YASS MOINPOUR

Signature: [Signature]

Address: 4806 RUTHEN PL SW

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kate Riedesel

Signature: Kate Riedesel

Address: 5272 Erskine Way SW

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Alan Augustine

Signature: 

Address: 4832 45th AVE SW

Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: SHERREY S. AUGUSTINE

Signature: Sherrey S. Augustine

Address: 4832 45th Ave SW 98116

Date: 5/1/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Donna Stewart
Signature: DONNA STEWART
Address: 4215 SW Raymond St #29
Date: 9 May 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: David Aiken

Signature: [Handwritten Signature]

Address: 4808 45th Ave SW

Date: 5/8/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Barbara Greenlee

Signature:

Barbara Greenlee

Address:

4808 - 45th SW Seattle, WA 98116

Date:

5-6-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: SHELLEY PRICE

Signature: 

Address: 4725 36th AVE SW

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Danijel Dorris

Signature: [Handwritten Signature]

Address: 4751 36th AVE SW

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jacqueline Callahan
Signature: [Signature]
Address: 4751 36th AVE SW
Date: 5/7/2017

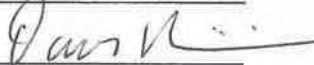
I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: David Niimi

Signature: 

Address: 4721-36th S.W

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Daniel Berger
Signature: [Signature]
Address: 4731 36th Ave SW
Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Pietje Kobus

Signature: 

Address: 4727 36th AV SW, Seattle

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Heather Berger

Signature: [Handwritten Signature]

Address: 4731 36th Ave SW

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Teresa Lamb

Signature: Teresa Lamb

Address: 4711 36th Ave SW

Date: 5-7-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: David Weivoda

Signature: [Signature]

Address: 5855 37th Ave SW Seattle WA 98126

Date: 5/6/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Constance M. Linley
Signature: Constance M. Linley
Address: 4841-37th Ave SW - 98126
Date: 5-6-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Michael Moore

Signature: [Handwritten Signature]

Address: 4833 37th Ave SW, Seattle WA 98126

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Signature:

Address:

Date:

Andrea Saunders
ANDREA C. SAUNDERS
4833 37th Ave SW, Seattle, WA 98126
5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Alexander Uy

Signature: [Signature]

Address: 4842 38th AVE SW, Seattle, WA 98126

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: SUZANNE SALANT
Signature: Suzanne Salant
Address: 4853 37TH AVE SW
Date: 9/1/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JOHN J. KINDALL
Signature: John J. Kindall
Address: 4837 37TH AVE SW
Date: 5-7-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Deepak Sharma

Signature: Deepak

Address: 5052 37th Avenue SW, Seattle - 98126

Date: 7/5/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Shelly Vishwakarma

Signature: shelly

Address: 5052, 37th Avenue SW, Seattle - 98126

Date: 7/5/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Ann Hughes

Signature: Ann Hughes

Address: 4821-37th SW

Date: 5-7-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Tim BIERMAN

Signature: [Signature]

Address: 4734 37th Ave SW

Date: 5/7/16

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Marisa Bierman

Signature: Marisa Bierman

Address: 4734 37th Ave SW 98126

Date: 5-7-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Stacy Winslow

Signature: Stacy Winslow

Address: 4324 37th Ave S.W.
Seattle 98126

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Rose Landberg
Signature: Rose Landberg
Address: 4715-37th Ave SW.
Date: 5/6/17 Seattle WA 98126

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jane Mc Dade

Signature: Jane Mc Dade

Address: 4724 37th Ave SW

Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: BOY KANEAIASALA
Signature: [Handwritten Signature]
Address: 41724 31ST AVE SW
Date: 5/17/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: BRYCE BELL
Signature: [Handwritten Signature]
Address: 4746 36TH AV SW
Date: 5/5/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kevin A. Freitas

Signature: [Handwritten Signature]

Address: 4747 36th Ave SW


Date: 4/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: 

Signature: Bonnie Parsons

Address: 4747 36th Ave SW

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dustin Ellery

Signature: Dustin Ellery

Address: 4724 38th Ave SW, Seattle

Date: 5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Frene Mueller

Signature: Frene Mueller

Address: 4847 37th Ave. S.W.

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Amelia Moore

Signature: Amelia Moore

Address: 4753 37th Ave SW 98126

Date: 5/7/17

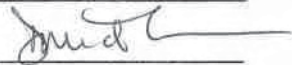
I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: DAVID ICHIKAWA

Signature: 

Address: 4749 37TH SW, SEATTLE, WA 98126

Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Carmine Rescucci

Signature: Carmine Rescucci

Address: 5021 76th AVE SW 8826

Date: 5-8-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lillian Woo Adams

Signature: Lillian Woo Adams

Address: 5021 36th Ave SW 98126

Date: 5-9-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Cuff Spike
Signature: [Signature]
Address: 5025 36th SW
Date: 5-10-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Taylor Harris
Signature: Taylor Harris
Address: 5025 36th Ave
Date: 5/10/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JERRY FILGIANO

Signature: [Signature]

Address: 5028 37th AVE SW.

Date: 5-9-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: MARY FILGIANO

Signature: Mary B Filgiano

Address: 6028 37TH AVESW

Date: 9.5.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: STEPHEN FROUD

Signature: [Signature]

Address: 5020 37TH AVE SW SEATTLE WA 98126

Date: 5/9/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: James Bals

Signature: [Signature]

Address: 5236 CALIFORNIA AVE S.W. 5th

Date: 4/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Pam Young
Signature: Pam Young
Address: 5020-36th Ave SW
Date: 5-10-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: ROGER YOUNG

Signature: Roger R Young

Address: 5020 36th AVE S.W SEATTLE, WA. 98126

Date: 5/10/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: CAROL A. LESKOVAR

Signature: [Handwritten Signature]

Address: 5037 36th AVE SW 98126

Date: 5/9/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Robert Marshall
Signature: Robert Marshall
Address: 5037 36th Ave. S.W.
Date: 5/9/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Terry Teigen

Signature: Ty Teigen

Address: 5029 36th Ave SW; Seattle 98120

Date: 5/9/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Martha Teigen

Signature: Martha Teigen

Address: 5029 36th Ave SW Seattle, WA

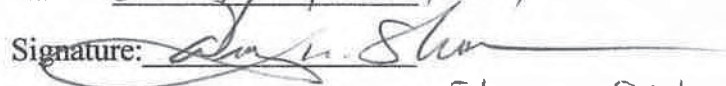
Date: 5/10/2017

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Gray A. Sheer
Signature: 
Address: 5205 36th Ave SW,
Date: 5-8-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: MARTIN Loeßlad

Signature: [Handwritten Signature]

Address: 5045 36th Ave SW Seattle

Date: 5/9/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jeff Sell
Signature: [Handwritten Signature]
Address: 5056 36 Ave
Date: 5-9-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Karen Berge

Signature: [Handwritten Signature]

Address: 5057 36th Ave SW

Date: 5/9/17

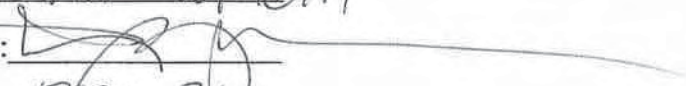
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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: LINDA BURIGHT

Signature: 

Address: 5032 34th Ave SW, Seattle 98146

Date: 05/10/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dina Marie Altman

Signature: Dina Marie Altman

Address: 5030 36th Ave SW, Seattle, WA 98126

Date: 05.10.2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Deanna Putter

Signature: Deanna Putter

Address: 5436 37th Ave SW

Date: 5/10/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Matt Knannlein

Signature: Matt Knannlein

Address: 5914 36th Ave SW 98126

Date: 5 | 11 | 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “maintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Barbara Pascucci

Signature: Barbara Pascucci

Address: 5021 - 36th Ave SW

Date: 5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Marilyn Luke
Signature: MARILYN LUKE
Address: 4705 36th SW
Date: 5/7/19

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: BJ Severson

Signature: BJ

Address: 4721 36th Ave SW, Seattle

Date: 5-7-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: LYNN BETTING

Signature: Lynn M Betting

Address: 5005 42nd Ave SW

Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Nick Chiosie

Signature: 

Address: 5007 42nd Ave SW, Seattle WA 98136

Date: 5/2/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Roger M. Miller
Signature: [Handwritten Signature]
Address: 5002 42nd Ave SW, Seattle, WA 98136
Date: 28 April, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: LeeAnn McMillen

Signature: LeeAnn McMillen

Address: 5002 42nd Ave SW, Seattle 98136

Date: April 26, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: AMY GATES
Signature: AR Gates
Address: 5015 42ND AVE SW
Date: 5-7-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Joyce Alva

Signature: Joyce Alva

Address: 3410 47 Ave SW, 98116

Date: 4 - 28 - 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Ginny Moorlaghen
Signature: Ginny Moorlaghen
Address: 5027 42nd Ave SW
Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Christine Gasbarra

Signature: Christine Gasbarra

Address: 5033 42nd ave SW Seattle WA 98136

Date: 5/7/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: _____

Signature: _____

Address: _____

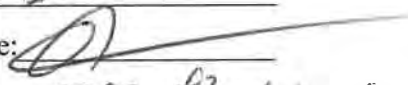
Date: _____

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jason Gasbarra
Signature: 
Address: 5033 42nd Ave SW
Date: 5/10/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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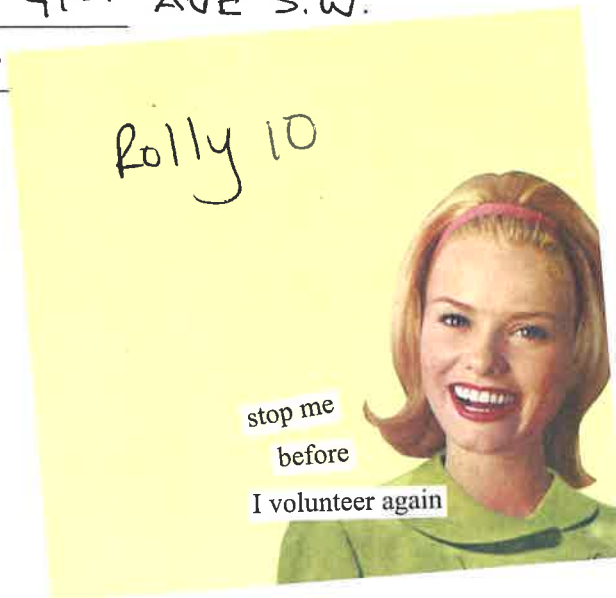
I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Rolly Gates

Signature: Rolly Gates

Address: 4815 41ST AVE S.W.

Date: 5-3-17



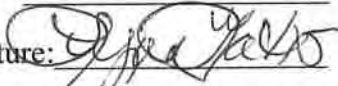
I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: LYNN GATES

Signature: 

Address: 4815 41ST AVE S.W.

Date: ~~5-3-17~~ 5-3-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Stephen Rock

Signature: Steph Rock

Address: 4430 44th Ave SW Seattle, WA 98146

Date: 5-2-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Alice Enevoldsen

Signature: Alice A O

Address: 4811 41st Ave SW

Date: 4/29/2017


I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Tyson Enevoldsen

Signature: 

Address: 4811 41st Ave SW

Date: 4/29/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: IRMA PICINICH

Signature: *Irena Picinich*

Address: 4823-41st A. SW.

Date: 5-7-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Joseph Fuller

Signature: Joseph A. Fuller

Address: 4843 41st Ave SW, Seattle, 98116

Date: 4/29/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jonil Rillera

Signature: Jonil Rillera

Address: 4857 41st SW.

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Patricia Jo Ocean
Signature: Patricia Jo Ocean
Address: 4856 41st Ave SW
Date: 4/30/17

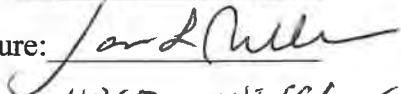
I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JAMES L. RUIERA

Signature: 

Address: 4357 - 41st SW, Seattle

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ - P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Paul Damoth
Signature: [Signature]
Address: 4411 40th Ave SW
Date: 4/30/17



I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: BRADY GREEN
Signature: [Signature]
Address: 4437 40th Ave SW
Date: 30 April 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kayla Timmons

Signature: [Signature]

Address: 4442 40th Ave SW, Seattle WA 98116

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Michael Ostendorf

Signature: Michael Ostendorf

Address: 4452 40th Ave SW

Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KAREN L. WHITE

Signature: 

Address: 4812 RUTAN PL SW 98116


Date: 4/29/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Chris Thompson
Signature: 
Address: 4457 40th Ave SW
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KERRY WHITE

Signature: 

Address: 4449 40TH AVE SW

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

William Lutkus

Signature:



Address:

4429 40th Ave SW

Date:

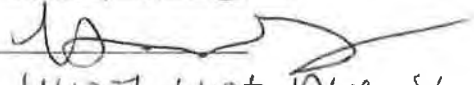
4.30.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Heather Green
Signature: 
Address: 4437 40th Ave SW
Date: 5-2-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Matthew Gullikson

Signature: 

Address: 4422 40th Ave. SW

Date: 05/03/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Stephanie Gullickson

Signature: A. Gullickson

Address: 4422 40th ave SW

Date: 5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Emily Caputo

Signature: 

Address: 4410 40th Ave SW

Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jeanette Watelle
Signature: Jeanette Watelle
Address: 24456 40th Ave SW
Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Wendy Damore

Signature: W. Damore

Address: 4441 40th Ave SW

Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: White, Robert S.

Signature: Robert S. White

Address: 4812 Ruston Rd SW

Date: 5.3.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Ramin Achak

Signature: 

Address: 4845 45th Ave SW, Seattle, 98116

Date: 5/5/17

I own a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: John Wingle

Signature:



Address: 4757 45th AVE SW Seattle, WA 98116

Date: May 4, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: MARIE J. SEVER

Signature: Marie J. Sever

Address: 4822 - 48th Ave S.W.

Date: 5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: James Sprague

Signature: [Signature]

Address: 4116 Rialto St

Date: 5/13/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Norah J. Smith

Signature: [Signature]

Address: 1149 S. 1st St.

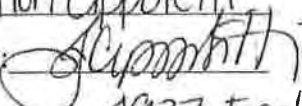
Date: 6/15/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Fiori Coppoletti
Signature: 
Address: 4927 Erskine Way SW 98116
Date: 5/6/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Leonard A Wilkison

Signature: Leonard A Wilkison

Address: 4927 ERSKINE WY SW. SEATTLE 98116

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Gregor Viscorny

Signature: [Handwritten Signature]

Address: 4732 38th Ave SW

Date: 04/30/17

Nancy
Driver

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Emily Armstrong

Signature: Emily Armstrong

Address: 4732 38th Ave SW Seattle WA 98126

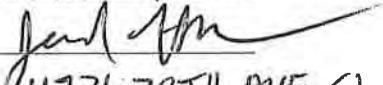
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JERAD HARMON
Signature: 
Address: 4736 38TH AVE SW
Date: 4/30/17

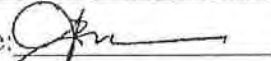
I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JAMEZITA BUNN

Signature: 

Address: 4502 42ND AVE SW

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

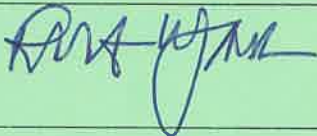


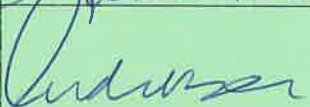
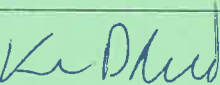

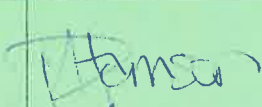

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: [Signature]
Signature: [Signature]
Address: 2333 45th Ave SW
Date: 5/14/17

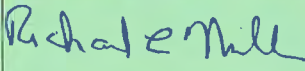


I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village"). Seattle's Comprehensive Plan (Seattle Comprehensive Plan) designates areas within urban villages as multi-family residential areas. The Comprehensive Plan also adopts portions of the long-standing West Seattle Neighborhood Plan and makes it a stated City policy to "maintain the character and integrity of the existing single-family areas" within the Junction Urban Village. Comprehensive Plan at WSJ - P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

NAME	SIGNATURE	ADDRESS	DATE
Robert Yanak		5240 42 ND Ave SW	4/26/17
Nancy MISHALANIE		5233 42 ND Ave SW Seattle	4/24/17
Kathleen Tilton		5233 42 ND Ave SW Seattle	4/24/17
ANDREA REED		5225 42 ND Ave SW 98136	4/26/17
Kevin Reed		5225 42 ND Ave SW 98136	4/26/17
Anthony Hatch		5217 42 ND Ave SW 98136	4/26/17
Dana Harrison		4851 42 ND Ave SW 98116	4/26/17
Shane Currier		5253 42 ND Ave SW 98136	4/26/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village"). Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas. At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

NAME	SIGNATURE	ADDRESS	DATE
Richard Miller		5255 42 nd Ave SW Seattle WA 98136	4/26/17
KARIN MILLER		5255 42 nd Avenue Seattle	4/26/17
HELGA KARIST		5434 42 nd Ave SW Seattle, WA 98136	4/26/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kathleen K. Bucy
Signature: [Handwritten Signature]
Address: 4708 - 45th Ave SW Sea 98116
Date: 5/10/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family the urban village.

Name: Karen Januto
Signature: Karen Januto
Address: 5226 41st Ave SW 98136
Date: 4/30/17

JANUTO

11

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Hannah Love

Signature: Hannah Love

Address: 5242 41st Ave SW 98136

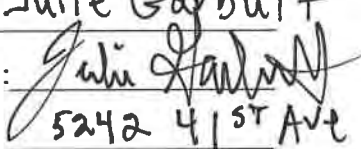
Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Julie Gaybutt
Signature: 
Address: 5242 41st Ave SW 98136
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Carey Nickels
Signature: Carey Nickels
Address: 5256 41st Ave SW
Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lynn H Roberts
Signature: Lynn H. Roberts
Address: 4108 SW Brandon St.
Date: 4-30-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: CHRIS BURNS

Signature: Chris Burns

Address: 4102 SW BRANDON ST

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Charlotte Wintermann

Signature: 

Address: 8237 91st Ave SW, Sea

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Andrew Bishop
Signature: [Signature]
Address: 5237 41st Ave SW
Date: 4-30-17

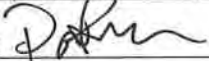
I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: PATRICK LAWLER

Signature: 

Address: 5216 1st Ave SW, 98136

Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: PEARL DUBRY

Signature: Pearl Dubry

Address: 5233 41st Ave SW

Date: 4-30-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dan Roden
Signature: [Signature]
Address: 5223 41st Ave SW
Date: 4.30.17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dan Sargenti

Signature: [Signature]

Address: 5222 41st Ave SE Seattle WA 98136

Date: 4/20/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by **AMENDING** the boundaries of the Junction Urban Village to exclude the [redacted] urban village.

Name: Kristin Moore

Signature: Kristin Moore

Address: 6052 38th Ave SW, Seattle

Date: 5/3/17

HORN 8

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Tim Owens

Signature: [Handwritten Signature]

Address: 7911 70th Ave SW 98106

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Yes!!

Yes!!

Name: Sarah Robertson Palmer

Signature: S Robertson Palmer

Address: 4617 SW Frontenac 98136

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: DAVID ORACE KELLY

Signature: 

Address: 1508 S.W. WEBSTER HB 98106

Date: 24 / APRIL / 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jeremy Horn

Signature: Jeremy Horn

Address: 4736 36th Ave SW

Date: April 24, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kelli Horn
Signature: KR Horn
Address: 4736 36th Ave SW
Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Virgil Beck
Signature: [Signature]
Address: 9009 30th Ave SW
Date: 4-24-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lance Palmer
Signature: [Signature]
Address: 4617 SW Frontenac St
Date: 4/25/17



I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Curt Wiberg

Signature: Curt A. Wiberg

Address: 5057 40th Ave SW

Date: 5/7/2017

11
Greta

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

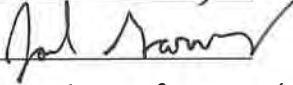
Name: Betty A Wiberg
Signature: Betty A Wiberg
Address: 5057 40th Ave SW
Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Joel Garvey
Signature: 
Address: 5022 40th Ave. S.W.
Date: 5-7-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Ryan McLanthy

Signature: 

Address: 5046 40th Ave SW, Seattle 98136

Date: 05/02/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KRISTINA MCCARTHY

Signature: Kg. [Signature]

Address: 5346 40th Ave SW, Seattle 98136

Date: 5/2/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: AYSE ESIN CEYHAN

Signature: Ayşe Esin Ceyhan

Address: 5042 40th AVE SW, Seattle, WA 98136

Date: May 1, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: FIRRET CEYHUN

Signature: 

Address: 5042 40th Ave. SW, Seattle, WA 98136

Date: May 1, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Tim Ross

Signature:

Timothy D. Ross

Address:

5016 40th AVE SW

Date:

5/1/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Josiah & Susan Schrage
Signature: [Signature] Susan P. Schrage
Address: 5036 40th Ave SW Seattle, WA 98136
Date: 30 April 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dave Burke

Signature: Dave Burke

Address: 5052 40th Ave SW Seattle, WA 98136

Date: 4/29/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Greta Burnier Bruce
Signature: [Signature]
Address: ~~4144~~ 5052 40th Ave SW Seattle 98136
Date: 4/29/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Curt Wiberg

Signature: Curt A. Wiberg

Address: 5051 40th Ave SW

Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

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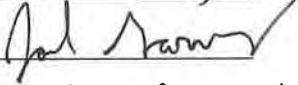
Name: Betty A Wiberg
Signature: Betty A Wiberg
Address: 5057 40th Ave SW
Date: 5/7/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Joel Garvey
Signature: 
Address: 5022 40th Ave. S.W.
Date: 5-7-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Ryan McCarthy

Signature: 

Address: 5046 40th Ave SW, Seattle 98136

Date: 05/02/2017


I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KRISTINA MCCARTHY

Signature: 

Address: 5846 40th Ave SW, Seattle 98136

Date: 5/2/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: AYSE ESIN CEYHAN

Signature: Ayşe Esin Ceyhan

Address: 5042 40th AVE SW, Seattle, WA 98136

Date: May 1, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: FIRRET CEYHUN

Signature: 

Address: 5042 40th Ave. SW, Seattle, WA 98136

Date: May 1, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Tim Ross
Signature: Timothy D. Ross
Address: 5016 40th AVE SW
Date: 5/1/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Joselyn Susan Schrage
Signature: [Signature] Susan P. Schrage
Address: 5036 40th Ave SW Seattle, WA 98136
Date: 30 April 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dave Burco

Signature: Dave Burco

Address: 5052 40th Ave SW Seattle, WA 98136

Date: 4/29/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Greta Barner Bruce
Signature: [Signature]
Address: 4124 5052 40th Ave SW Seattle 98136
Date: 4/29/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kristin Moore

Signature: K. Moore

Address: 6052 38th Ave SW, Seattle

Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Tim Owens

Signature: [Handwritten Signature]

Address: 7911 20th Ave SW 98108

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Yes!!

Yes!!

Name: Sarah Robertson Palmer

Signature: S Robertson Palmer

Address: 4617 SW Frontenac 98136

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: DAVID ORACE KELLY

Signature: 

Address: 1508 S.W. WEBSTER ST 98106

Date: 24/APRIL/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jeremy Horn
Signature: Jeremy Horn
Address: 4736 36th Ave SW
Date: April 24, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kelli Horn

Signature: KR Horn

Address: 4736 36th Ave SW

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

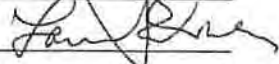
Name: Virgil Beck
Signature: [Signature]
Address: 9009 30th Ave SW
Date: 4-24-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by **AMENDING** the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lance Palmer
Signature: 
Address: 4617 SW Frontenac St
Date: 4/25/17



I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ - P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Paul Damoth

Signature:

[Handwritten Signature]

Address:

4411 40th Ave SW

Date:

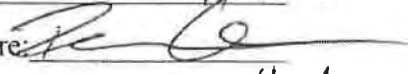
4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: BRADY GREEN
Signature: 
Address: 4437 40th Ave SW
Date: 30 April 2017


I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Kayge Timmons

Signature: 

Address: 4442 40th Ave SW, Seattle WA 98116

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Michael Ostahowet

Signature: MOstahowet

Address: 4452 40th Ave SW

Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KAREN L. WHITE

Signature: 

Address: 4812 RUTAN PL SW 98116


Date: 4/29/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Chris Thompson
Signature: 
Address: 4457 40th Ave SW
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KERRY WHITE

Signature: 

Address: 4449 40TH AVE SW

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

William Lutkus

Signature:



Address:

4429 40th Ave SW

Date:

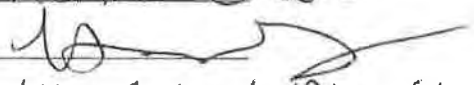
4.30.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Heather Green
Signature: 
Address: 4437 40th Ave SW
Date: 5-2-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Matthew Gullikson

Signature: 

Address: 4422 40th Ave. SW

Date: 05/03/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Stephanie Gullickson

Signature: [Handwritten Signature]

Address: 4422 40th ave SW

Date: 5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Emily Caputo

Signature: 

Address: 4410 40th Ave SW

Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jeannette Wattle
Signature: Jeannette Wattle
Address: 4456 46th Ave SW
Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Wendy Damoth

Signature: W. Damoth

Address: 4441 40th Ave SW

Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: White, Robert S.

Signature: Robert S. White

Address: 4812 Ruston Pl SW

Date: 5.3.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Ramin Achak

Signature: 

Address: 4845 45th Ave SW, Seattle, 98116

Date: 5/5/17

I own a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: John Wingle

Signature:



Address: 4757 45th AVE SW Seattle, WA 98116

Date: May 4, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: MARIE J. SEVER

Signature: Marie J. Sever

Address: 4824 - 45th Ave. S.W.

Date: 5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: James Sprague

Signature: [Signature]

Address: 4315 R. 1st St.

Date: 5/5/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Signature:

Address:

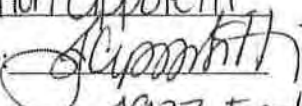
Date:

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Fiori Coppoletti
Signature: 
Address: 4927 Erskine Way SW 98116
Date: 5/6/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Leonard A Wilkison

Signature: Leonard A Wilkison

Address: 4927 ERSKINE WY SW. SEATTLE 98116

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Karen Januto

Signature: Karen Januto

Address: 5226 41st Ave SW 98136

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Hannah Love

Signature: Hannah Love

Address: 5242 41st Ave SW 98136

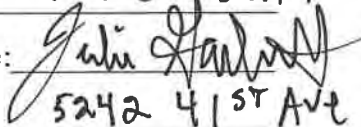
Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Julie Garbutt
Signature: 
Address: 5242 41st Ave SW 98136
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Carey Nickels
Signature: Carey Nickels
Address: 5256 41st Ave SW
Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lynn H Roberts
Signature: Lynn H. Roberts
Address: 4108 SW Brandon St.
Date: 4-30-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: CHRIS BURNS

Signature: Chris Burns

Address: 4102 SW BRANDON ST

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Charlotte Winterman

Signature: 

Address: 8237 91st Ave SW, Sea

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Andrew Bishop
Signature: [Signature]
Address: 5237 41st Ave SW
Date: 4-30-17

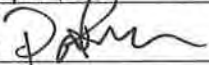
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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: PATRICK LAWLER

Signature: 

Address: 5216 1st Ave SW, 98136

Date: 4/30/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: PEARL DUBRY

Signature: Pearl Dubry

Address: 5233 41st Ave SW

Date: 4-30-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dan Roden
Signature: [Signature]
Address: 5223 41st Ave SW
Date: 4.30.17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dan Sargenti

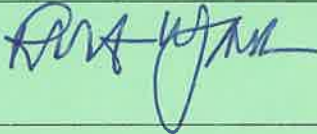



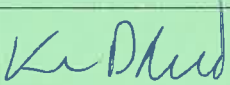
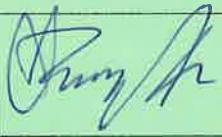

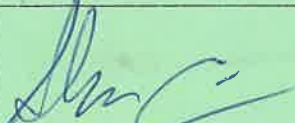
Signature: [Signature]

Address: 5722 41st Ave SE Seattle WA 98136

Date: 4/20/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village"). Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas. At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

NAME	SIGNATURE	ADDRESS	DATE
Robert Yanak		5240 42 ND Ave SW	4/26/17
NANCY MISHALANIE		5233 42 ND Ave SW Seattle	4/24/17
Kathleen Tilton		5233 42 ND Ave SW Seattle	4/24/17
ANDREA REED		5225 42 ND Ave SW 98136	4/26/17
Kevin Reed		5225 42 ND Ave SW 98136	4/26/17
Anthony Hatch		5217 42 ND Ave SW 98136	4/26/17
Dana Harrison		4851 42 ND Ave SW 98116	4/26/17
Shane Currier		5253 42 ND Ave SW 98136	4/26/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”). Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas. At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

NAME	SIGNATURE	ADDRESS	DATE
Richard Miller	Richard Miller	5255 42 nd Ave SW Seattle WA 98136	4/26/17
KARIN MILLER	Karin Miller	5255 42 nd Avenue Seattle	4/26/17
HELGA KARIST	Helga Karist	5434 42 nd Ave SW Seattle, WA 98136	4/26/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Rolly Gates

Signature: Rolly Gates

Address: 4815 41ST AVE S.W.

Date: 5-3-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: LYNN GATES

Signature: 

Address: 4815 41ST AVE S.W.

Date: ~~5-3-17~~ 5-3-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Stephen Rock

Signature: Stephen Rock

Address: 14530 44th Ave SW Seattle, WA 98146

Date: 5-2-17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Alice Enevoldsen

Signature: Alice A E

Address: 4811 41st Ave SW

Date: 4/29/2017

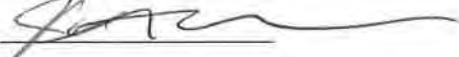
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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Tyson Enevoldsen

Signature: 

Address: 4811 41st Ave SW

Date: 4/29/2017


I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: IRMA PICINICH

Signature: 

Address: 4823-41ST A. SW.

Date: 5-7-2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Joseph Fuller

Signature: Joseph H. Fuller

Address: 4843 41st Ave SW, Seattle, 98116

Date: 4/29/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jonil Rillera

Signature: Jonil Rillera

Address: 4857 41st SW.

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Patricia Jo Ocean
Signature: Patricia Jo Ocean
Address: 4856 41st Ave SW
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JAMES L. RILLERA

Signature: 

Address: 4857 - 41ST SW, Seattle

Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jodi Faisy

Signature: Jodi Faisy

Address: 4017 49th Ave SW

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dawn Baber

Signature: Dawn Baber

Address: 4505 40th AVE SW Unit B

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Uluva Braxton

Signature: Uluva Braxton

Address: 4517 40th Ave S.W.#C-Seattle


Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: ARMAND KOLNELO
Signature: 
Address: 5722 SW HANFORD, SEA, WA 98116
Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Katriana L. Samiljan

Signature: 

Address: 7551 29th Ave SW 98126


Date: April 24, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Aimee Willy
Signature: 
Address: 5722 SW Hanford St
Date: 4/24/16 Seattle WA 98116

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Christine Tobin Presser

Signature: 

Address: 4832 42nd Ave SW, 98146

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lanna J. Annest
Signature: [Signature]
Address: 3432 162nd Ave SW
Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Peter Fessler

Signature:

[Signature]

Address:

5936 41st Ave SW, Seattle, WA, 98136

Date:

4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Mary Ann Fessler

Signature: Mary Ann Fessler

Address: 5936 41st Ave SW Seattle, WA 98136

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Steven Yanak

Signature: [Signature]

Address: 3618 42nd Ave SW

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Susan Yanak

Signature: Susan Yanak

Address: 3618 42nd Ave SW

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KARIN S. HANSEN

Signature: 

Address: 3821-51st AVE SW SEATTLE, WA 98116

Date: 4-25-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Mimi Riley

Signature:



Address:

6488 48th Ave. S.W. Sea WA 98136

Date:

4/27/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: NANCY L. DRIVER

Signature: Nancy Driver

Address: 4740 38TH AVE. S.W., SEATTLE, WA 98126

Date: 4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: RICH KOHLER

Signature: [Handwritten Signature]

Address: 5212 49TH AVE SW

Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

JILLIAN WASIELEWSKI

Signature:

Address:

4828 42nd AVE SW

Date:

04.29.17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

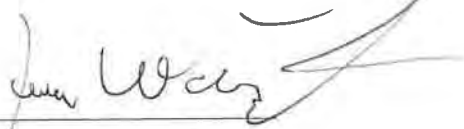
I support resolving the inconsistency by ~~AMENDING~~ the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Signature:

Address:

Date:


4828 42nd Ave SW
James A. Wasielewski
4/28/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Carl Baber

Signature:

Carl Baber

Address:

2741 45th ave SW

Date:

4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: ELLEN B. WEST
Signature: Ellen B. West
Address: 4438-44th Av. SW
Date: 4/24/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: ABDI FARID

Signature: 

Address: 4443 41ST AVE SW

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Edmund W. Preser

Signature: [Signature]

Address: 3112 SW Avalon Way # 401 Seattle, WA 98126

Date: 25 April 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Grant Bowes

Signature: Grant Bowes

Address: 4837 41st Ave SW, Seattle, WA 98116

Date: 4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Rachel Bowes

Signature: Rachel Bowes

Address: 4837 41st Ave SW, Seattle WA 98116

Date: 4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Vasey Langley
Signature: Vasey Langley
Address: 4816 42nd Ave SW
Date: 4/25/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Amanda Sawyer
Signature: Amanda Sawyer
Address: 5007 42nd Ave SW
Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Brian Presser

Signature: [Signature]

Address: 4832 42nd Ave SW Seattle, WA 98116


Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: RENE' COMMONS
Signature: 
Address: 3212 SW Genesee
Date: 4.24.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Saeid Vahabzadeh
Signature: S. Vahabzadeh
Address: 4431 37th Ave SW #38
Date: 5, 8, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Amanda Krische

Signature: Amanda Krische

Address: 4033 42nd Ave SW 98116

Date: 4/28/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Gregor Viscotti

Signature: [Handwritten Signature]

Address: 4732 38th Ave SW

Date: 09/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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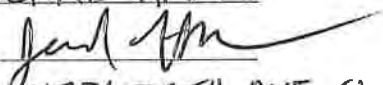
Name: Emily Armstrong
Signature: Emily Armstrong
Address: 4732 38th Ave SW Seattle WA 98126
Date: 4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JERAD HARMON
Signature: 
Address: 4736 38TH AVE SW
Date: 4/30/17

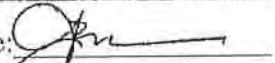
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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: JAMERITA BUNN

Signature: 

Address: 4502 42ND AVE SW

Date: 5/6/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Signature:

Address:

Date:

[Signature]
[Signature]
2333 45th Ave SW
5/4/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Jodi Faisty
Signature: Jodi Faisty
Address: 4017 49th Ave SW
Date: 4/25/17

Christy

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Dawn Baber

Signature: Dawn Baber

Address: 4505 40th AVE SW Unit B

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Uivan Braxton

Signature: Uivan Braxton

Address: 4517 40th Av S.W.#C-Seattle

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Armando Kornfeld

Signature: 

Address: 5722 SW HANFORD, SEA, WA 98116

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Katriana L. Samiljan

Signature: 

Address: 7551 29th Ave SW 98126

Date: April 24, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Aimee Willis
Signature: [Signature]
Address: 5722 SW Hanford St
Date: 4/24/16 Seattle WA 98116


I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Christine Tobin Presser

Signature: 

Address: 4832 42nd Ave SW, 98146

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Lanna J. Annest
Signature: [Signature]
Address: 3432 62nd Ave SW
Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Her Foster

Signature:

[Signature]

Address:

5936 41st Ave SW, Seattle, WA, 98136

Date:

4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Mary Ann Fessler

Signature: Mary Ann Fessler

Address: 5926 41st Ave SW Seattle, WA 98136

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Steven Yanak
Signature: [Signature]
Address: 3618 42nd Ave SW
Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Susan Yanak

Signature: Susan Yanak

Address: 3618 42nd Ave SW

Date: 4/25/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: KARIN S. HANSEN

Signature: 

Address: 3821-51st AVE SW SEATTLE, WA 98116

Date: 4-25-17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Mimi Reley

Signature:



Address:

6488 48th Ave. S.W. Sea WA 98136

Date:

4/27/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: NANCY L. DRIVER

Signature: Nancy Driver

Address: 4740 38TH AVE. S.W., SEATTLE, WA 98126

Date: 4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: RICH KOHLER
Signature: [Signature]
Address: 5212 49TH AVE SW
Date: 5/3/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

JILLIAN WASIELEWSKI

Signature:



Address:

4828 42nd AVE SW

Date:

04.29.17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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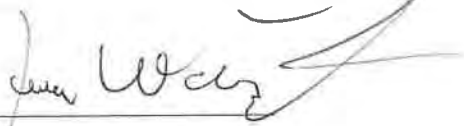
I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Signature:

Address:

Date:


4828 42nd Ave SW
James A. Wasielewski
4/28/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name:

Signature:

Address:

Date:

Carl Baber
Carl Baber
2741 45th ave SW
4/30/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: ELLEN B. WEST
Signature: Ellen B. West
Address: 4438-44th Av. SW
Date: 4/24/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

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I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: ABDI FARID

Signature: 

Address: 4443 41ST AVE SW

Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Edmund W. Preser

Signature: [Signature]

Address: 3112 SW Avalon Way # 401 Seattle, WA 98126

Date: 25 April 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Grant Bowes

Signature: Grant Bowes

Address: 4837 41st Ave SW, Seattle, WA 98116

Date: 4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Rachel Bowes

Signature: Rachel Bowes

Address: 4837 41st Ave SW, Seattle WA 98116

Date: 4/27/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Vasey Langley
Signature: Vasey Langley
Address: 4816 42nd Ave SW
Date: 4/25/2017

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Amanda Sawyer
Signature: Amanda Sawyer
Address: 5007 42nd Ave SW
Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the “Junction Urban Village”).

Seattle’s Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to “[m]aintain the character and integrity of the existing single-family areas” within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Brian Presser

Signature: [Signature]

Address: 4832 42nd Ave SW Seattle, WA 98116


Date: 4/24/17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: RENE' COMMONS
Signature: 
Address: 3212 SW Genesee
Date: 4.24.17

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Saeed Vahabzadeh

Signature: S. Vahabzadeh

Address: 4431 37th Ave SW #38

Date: 5, 8, 2017

I own or rent a home in or near the West Seattle Junction Urban Village (the "Junction Urban Village").

Seattle's Comprehensive Plan (Seattle 2035) provides for designating areas within urban villages as multi-family residential areas.

At the same time, the current Comprehensive Plan also adopts portions of the long-standing West Seattle Junction Urban Village Neighborhood Plan and makes it a stated City policy to "[m]aintain the character and integrity of the existing single-family areas" within the Junction Urban Village. See Comprehensive Plan at WSJ – P13.

I support resolving the inconsistency by AMENDING the Comprehensive Plan to revise the boundaries of the Junction Urban Village to exclude existing single-family areas from the urban village.

Name: Amanda Krische

Signature: Amanda Krische

Address: 4033 42nd Ave SW 98116

Date: 4/28/17

City of Seattle

2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: **The Morgan Community Association (MoCA)**

Date: **May 13, 2017**

Email: djb124@earthlink.net (Deb Barker President) and CindiLBarker@gmail.com (Cindi Barker Community Information)

Street Address: (Cindi's) **3711 SW Morgan St**

City: **Seattle**

State: **WA**

Zip: **98126**

Phone: **Deb – (206)940-2255, Cindi – (206)933-6968**

Contact person (if not the applicant):

Email:

Street Address:

City: State: Zip: Phone:

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

The entirety of the Morgan Junction Residential Urban Village

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: ____ Deb Barker _____ Date: ____ May 13, 2017 _____

Applicant Signature: ____ Cindi Barker _____ Date: ____ May 13, 2017 _____

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and. If appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies 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.

See below

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

No SMC changes anticipated

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

No FLUM map changes anticipated.

The Morgan Community Association (MoCA) proposes the following amendment(s) to the Neighborhood Planning section of the Seattle Comprehensive Plan 2035, in the Morgan Junction Plan, to three policies as shown below (MJ-P13, MJ-P14, MJ-P19).

STATEMENT OF INTENT: TO RETAIN THREE MORGAN JUNCTION NEIGHBORHOOD PLAN POLICIES UNTIL COMPREHENSIVE PLAN CONFLICTS CAN BE RESOLVED.

The Goals and Policies of the Morgan Junction Neighborhood Plan have been the touchstone of policy guidance for our neighborhood for the past 20 years. It has served as an excellent and robust policy document for the growth Morgan Junction has accepted towards the growth estimates and policy goals of the 2015 Comprehensive Plan. The Vision Statement of the Morgan Junction Neighborhood Plan includes the statement “A community with strong single-family neighborhoods and compatible multifamily buildings offering a wide range of housing types for all people; “

With the proposed Mandatory Housing Affordability (MHA) zoning changes, some of the adopted goals and policies of the Morgan Plan are in conflict with the zoning changes proposed by the MHA program. It has been the position of the Office of Planning and Community Development (OPCD) that the MHA zoning changes are in line with the current Comprehensive Plan 2035 policies, but they acknowledge that our Neighborhood policies are in conflict with those “fresh policies” (reference presentation by OPCD at the Morgan Design Workshop March 6, 2017)

However, the Seattle Comprehensive Plan 2035 is very clear about conflicts: in the Community Involvement Element, policy 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.”*

MoCA believes that a Community/Neighborhood Planning process is required to address the conflicts introduced by the MHA proposal. The current MHA outreach does not rise to the level of full planning activity, nor does that outreach rise to the level of an Urban Design Workshop or Action Plan, which are other tools used by the OPCD to review and revise Neighborhood Plan goals and policies.

In order to ensure that our existing Neighborhood Plan Policies are maintained until such time as a Community Planning effort can take place, we submit these 3 policies to be amended as shown.

- MJ-P13 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. This policy will remain in place and maintain standing as policy guidance within the Morgan Junction Urban Village until the conflict between MHA Recommendations and Morgan Junction Neighborhood Plan Goals and Policies is resolved through formal community planning engagement.

- **MJ-P14 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. This policy will remain in place and maintain standing as policy guidance within the Morgan Junction Urban Village until the conflict between MHA Recommendations and Morgan Junction Neighborhood Plan Goals and Policies is resolved through formal community planning engagement.**
- **MJ-P19 Explore methods to discourage increasing height limits in the commercial and multifamily zones above the currently existing levels and encourage developers of new multifamily and commercial buildings to locate mechanical, heating, ventilation, and air conditioning equipment within the envelope of the building structure. This policy will remain in place and maintain standing as policy guidance within the Morgan Junction Urban Village until the conflict between MHA Recommendations and Morgan Junction Neighborhood Plan Goals and Policies is resolved through formal community planning engagement.**

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?
Community Involvement Element, policy CI 2.11 supports the proposed amendment(s).

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

A. The amendment is appropriate for the Comprehensive Plan because:

- It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;

The amendment(s) are appropriate because the Comprehensive Plan itself requires that conflicts between citywide policy and Neighborhood Plan policy be addressed and amended to maintain consistency.

- It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
It is an expectation of Regional Planning to have consistency within lower level planning policies.

- Its intent cannot be accomplished by a change in regulations alone;

The intent is to ensuring that current Neighborhood Plan policy is maintained until affected policies are de-conflicted. This would not be accomplished by a change in regulations alone.

- It is not better addressed as a budgetary or programmatic decision; and

Not applicable.

- It is not better addressed through another process, such as neighborhood planning

The conflicts need to be addressed through a Neighborhood Planning process. However, the timeframe of the MHA proposal precludes a neighborhood planning process that could resolve the conflicts in time to provide guidance for MHA zoning changes.

B. The amendment is legal under state and local law.

Yes, the Morgan Junction Neighborhood Plan policy is legal under SMC 34.010.

Designation of single-family zones

A. Except as provided in subsections B or C of Section 23.34.010, single-family zoned areas may be rezoned to zones more intense than Single-family 5000 only if the City Council determines that the area does not meet the criteria for single-family designation.

B. "Areas zoned single-family or RSL that meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and that are located within the adopted boundaries of an urban village may be rezoned to zones more intense than Single-family 5000 if all of the following conditions are met:

1. A neighborhood plan has designated the area as appropriate for the zone designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix, if applicable:

Morgan Junction HAS NOT designated any existing Single Family area as appropriate for any other zone designation other than Single Family. Under the current SMC code, the city cannot change the zoning within the Morgan Junction Urban Village.

C. It is practical to consider the amendment because:

- The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

Yes, this is timely due to the ongoing MHA upzone proposal which appears to be on a time schedule to implement zoning changes before this conflict can be addressed through a neighborhood planning process. No additional information should be required to understand the requirement to ensure compliance to the policy to address Comprehensive and Neighborhood Plan policy conflicts.

- City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;

Proposed wording has been provided, it is not complex and the public review process for amendments should be sufficient.

- The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

Yes, consistency with the consistency requirement is inherent.

- The amendment has not been recently rejected by the City Council.

No such amendment has been proposed before by MoCA.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

We reviewed the proposed amendment(s) at our quarterly MoCA meeting on April 18, 2017 and they were unanimously approved. We realize that it does not constitute a full neighborhood review process. The amendment(s) just preserves the EXISTING Neighborhood Plan wording until we can go through a full neighborhood / community planning process.

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

The City must allocate funds for a planning process, however, this is provided for in the Community Involvement Element, policy CI 2.12 *"Provide sufficient funding and resources to work with communities to update community and neighborhood plans to maintain their relevancy and consistency with community goals and the citywide policies of the Comprehensive Plan."*

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

To preserve the intent of the approved and adopted Morgan Junction Neighborhood Plan, the policies in conflict must be identified and upheld as existing policy in the Morgan Junction Urban Village. To do anything less would be to say that the Comprehensive Plan 2035 overrides adopted Neighborhood Plan policies without discussion.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a

net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The amendments will affect the implementation of MHA in the Morgan Junction Urban Village. We think that a neighborhood planning process would give much more opportunity for thoughtful and engaged dialogue about the transformation of over half of the Urban Village. It is worth noting that 55% of the Morgan Urban Village is zoned as single family. We do not believe that the current HALA / MHA outreach has engaged all affected stakeholders in a meaningful way. We believe the neighborhood should have more unique and direct say in how the Urban Village is rezoned to provide mandatory housing affordability benefits; one that would allow community members more direct local influence and avoids the “one size fits all” MHA solution currently proposed. We think that more creative ideas can come out of a neighborhood planning process, ideas which are not on the table because the MHA changes are focused on zone-wide, city-wide and universal developments standards approach.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council’s Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

The intent of the amendment(s) are supported by RCW 36.70A-020, Planning Goals:

“(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.”

In addition, consistency has been specifically addressed by the Central Puget Sound Growth Management Hearings Board. The requirement for a public neighborhood planning process to change adopted neighborhood plans is supported in Case No 95-3-0073 of the Central Puget Sound Growth Management Hearings Board. Both are noted in these excerpts:

“Accordingly, the Board holds that, by whatever name (e.g. neighborhood plan, community plan, business district plan, specific plan, master plan, etc.), a land use policy plan that is adopted after the effective date of the GMA and purports to guide land use decision-making in a portion of a city or county, is a subarea plan within the meaning of RCW 36.70A.080. While a city or a county has discretion whether or not to adopt such optional enactments, once it does so, the subarea plan is subject to the goals and requirements of the Act and must be consistent with the comprehensive plan” (p. 17, emphasis theirs).

“In short, the Board does not fault Seattle for utilizing neighborhood planning. Indeed, public participation is the metaphorical and literal bedrock of GMA planning and that bedrock is found at the neighborhood level of every county and city. In order for growth management to be more than a remote and largely irrelevant accounting and legal exercise, it must have meaning on the ground at the neighborhood level. ...If the GMA stands for nothing else, it stands for the proposition that the citizens of a neighborhood are also citizens of a larger community, be it a city and/or a county, a region and indeed, the state itself” (pgs 18-19).

For the City Council to approve these amendments, and then enter into a Morgan Junction Neighborhood Planning process to address the conflicts, allows both City and Morgan Junction stakeholders the venue to review and resolve those conflicts in the context of neighborhood, city, region and state needs.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

The amendment(s) were presented and discussed at the April 18, 2017 meeting of the Morgan Community Association. The exact motion reads

It was moved and seconded to support submitting Comprehensive Plan Amendments which strengthen wording that no changes to our existing plan policies related to MHA proposed changes be taken until a full planning process with the Morgan Junction Neighborhood be completed, that the proposed Comprehensive Plan Amendments also be sent to the Mayor and City Council with a letter expressing frustration and displeasure at the dismissal of our neighborhood plan as a valid document and asking for a commitment to enter into a Morgan Junction neighborhood planning process, and have a budget commitment for that process as well. This motion passed unanimously.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- ☐ How the proposal has changed since it was last rejected, or
- ☐ Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

It has not been considered before.

Submit the application electronically via email at compplan@seattle.gov

Questions?

Eric McConaghy
Council Central Staff
206-615-1071

eric.mcconaghy@seattle.gov 2017 Comprehensive Plan Amendment Application 4 of 4

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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

A. The amendment is appropriate for the Comprehensive Plan because:

- ☐ It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
- ☐ It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
- ☐ Its intent cannot be accomplished by a change in regulations alone;
- ☐ It is not better addressed as a budgetary or programmatic decision; and
- ☐ It is not better addressed through another process, such as neighborhood planning.

B. The amendment is legal under state and local law.

C. It is practical to consider the amendment because:

- ☐ The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
- ☐ City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
- ☐ The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
- ☐ The amendment has not been recently rejected by the City Council.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: City Neighborhood Council

Date: 5/15/17

Email: iwall@serv.net

Street Address: 207 North 60th St.

City: Seattle, WA 98103

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

All urban villages and urban centers

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. N/A

Acceptance of this application does not guarantee final approval.

Applicant

Signature: Irene Wall, Chair CNC Neighborhood Planning and Land Use Committee

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and. If appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies

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 you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

Policies to inform future regulation of parking in "edge" conditions at the boundary of urban villages and urban centers.

Amendment to Goal Land Use Section Under Off-Street Parking, modify as shown

LU G6 Regulate off-street parking to address parking demand in ways that reduce spillover parking into areas outside of urban center and urban village boundaries, reduce reliance on automobiles, improve public health and safety, reduce greenhouse gas emissions, lower construction costs, create attractive and walkable environments, and promote economic development throughout the city.

Additional policies under Land Use Section for Off-Street Parking

LU6.X Establish off-street parking requirements for developments occurring at the boundaries of urban centers and urban villages to reduce spillover parking from zones of greater intensity to zones of lesser intensity.

LU6.X Require mitigation of permanent parking impacts from all development when parking utilization on streets within 800 feet of a proposed development reaches 85 percent utilization.

2. For amendments to goals and policies only: Describe how the issue is currently addressed

in the Comprehensive Plan. Why is a change needed?

Current policies do not address the negative effects of spillover parking from increasingly dense developments that occur along the boundaries between urban village and centers and immediately adjacent zones of lesser intensity. Parking is an element of the environment under SEPA and impacts of excess spillover parking can have a severe impact on livability for persons with disabilities, older persons, families with children and others where the competition for on street parking is suddenly increased when new development is permitting without on-site parking commensurate with the documented parking demand it creates.

Also, the use of commercial parking spaces along arterials to meet residential demand where no on-site parking is provided is contrary to policies supporting local small commercial uses which depend on availability of parking for their customers.

Current policies in the Transportation Element prioritize the use of streets for mobility and encourage off-street parking.

TG2 Allocate space on Seattle’s streets to safely and efficiently connect and move people and goods to their destinations while creating inviting spaces within the rights-of-way.

T2.8 Employ the following tactics to resolve potential conflicts for space in the right-of-way: ... **Encourage off-street accommodation for non-mobility uses, including parking** and transit layover.” (emphasis added.)

These policies are undermined when inadequate on-site parking results in unsafe levels of on-street parking that reduces visibility at intersections and creates hazardous conditions for emergency vehicles and other vehicles on non-arterial blocks where vehicles traveling in opposite directions have no refuge to allow passing. This occurs frequently at the boundary between commercial and residential zones.

In 2010 when the multifamily code was amended to allow residential and mixed use developments in areas with alleged frequent transit service to provide zero on-site parking, the Council and the public did not anticipate the very high density microhousing” and SEDU developments that have proliferated since. The reliance on market forces to produce adequate on-site parking has failed in these cases. No objective assessment of parking demand generated by projects that provide zero on-site parking has been undertaken to validate the relationship between transit use and vehicle use (either private or shared car) and parking demand. The 2010 SEPA checklist prepared for the multifamily code and SEPA amendment disallowing parking mitigation in areas within a ¼ mile of frequent transit did not consider differences in topography or any unique circumstance between urban villages in centers.

The historic administrative (SDOT and SDCI) practice is that when between 75% and 85% of legal parking spaces are occupied in the peak parking period, the streets are considered

full and mitigation is warranted when conditioning permits for future development. This should be acknowledged in the Comprehensive Plan to guide future parking regulations for consistency with this sensible practice. A recent appeal before the hearing examiner revealed that SDCI has no formal, documented procedures for assessing parking capacity and utilization except for Tip 117, Parking Waivers for Accessory Dwelling Units. The City Council should provide policy direction in the Comprehensive Plan to guide the development of more specific regulations.

Summary

These amendments will provide policy guidance to SDCI and address deficiencies and inconsistencies created by the 2010 code changes that did not consider the significant, negative effects of parking spillover at the edges of urban centers and urban villages.

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

Current policies do not address this situation. The only regulatory guidance, TIP 117, does not address this situation which is occurring with greater frequency. Policy guidance is needed prior to adopting changes in regulations governing the provision of on-site parking as the city experiences increasing infill development. This proposed amendment and policies are consistent with the GMA which requires concurrency and are consistent with the Urban Village Strategy of the Seattle Comprehensive Plan that seeks to concentrate growth (and related impacts) **within** urban villages.

The amendment is timely as the Council will be considering other parking code changes this year. Policy guidance is needed to shape the analysis of the final recommendations from the Executive.

What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

See answer to #3 above. Amendments to SMC 23.54.015 Table B and SMC 25.05.675 M could follow, but are not a substitute for the policy statement to provide clarity of legislative intent for mitigating the effects of parking spillover **outside** of urban village boundaries on the immediately adjacent areas.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The impacts of the proposed amendments will be safer streets with less social conflict over allocation of on street parking resources, less resistance to new infill development, a more harmonious ambience in neighborhoods abutting urban villages, and preservation of small businesses citywide. Analysis of this proposed amendment will result in an objective

assessment of the relationship between parking demand and frequent transit service and between parking demand, residential unit size and rent charged. It will support development of effective, enforceable parking mitigation strategies for infill development and provide appropriate policy direction for updating Tip 117 and the rescinded Director's Rule 11-2012 Parking Reductions based on Frequent Transit Service.

6 How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act

(<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

The amendments are consistent with the urban village growth strategies and transportation policies as described above. Policies that identify reasonable mitigation for spillover parking impacts will support long term sustainable development in all urban centers and villages. Providing sufficient on-site parking in new residential development does not undermine transit use. It may increase transit use in areas where a lack of legal, long term parking options result in individuals having to drive to their destination to move their vehicle. Sufficient on-site parking also reduces the emissions from car circling blocks or driving further away to locate safe long term legal parking.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

No change to FLUM.

Concern over parking spillover effects outside of urban centers and urban villages is a citywide phenomenon. Neighborhood Business District associations have expressed concern over the loss of street parking which is essential to their customers. The City's Office of Economic Development invests in the success of small business and it is consistent with this investment to shape parking policies that support small business in urban villages without penalizing adjacent neighbors. This will be particularly important along streets designated for separated bike lanes that reduce existing on street parking.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

.

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

No.

Submit the application electronically via email at compplan@seattle.gov

Questions?

Eric McConaghy

Council Central Staff

206-615-1071

eric.mcconaghy@seattle.gov

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT
APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: Neighborhood Planning and Land Use Committee, City Neighborhood Council
Date: May 15, 2017
Email: iwall@serv.net (Irene Wall, Chair) or cindilbarker@gmail.com (Cindi Barker, Co-Chair)
Street Address: (Cindi's) 3711 SW Morgan St
City: Seattle
State: WA
Zip: 98126
Phone: 206.206.784-8731 (Irene) , 206.933.6968 (Cindi)
Contact person (if not the applicant):
Email:
Street Address:
City: State: Zip: Phone:

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

Citywide

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: Irene Wall and Cindi Barker Date: 5/15/17

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and. If appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies 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.

There are ideas below, but no specific wording proposed.

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

No change anticipated

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

No change to FLUM required

Statement of Intent: Add a definition of concurrency to the Glossary and either make clear or add policies to address concurrency within the Seattle Comprehensive Plan.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

Concurrency is an integral part of urban planning and growth management. The Seattle Comprehensive Plan does not use the word “concurrency” ANYWHERE in the plan. This makes it hard to understand how the Mayor and City Council will address this concept and what policies direct action at the department level to deal with concurrency as a growth management requirement. Clarity is needed and a definition should be included and specific guidance provided to explain how the Capital Improvement Plan fulfills concurrency requirements under GMA.

A suggested definition could be either the one used in WAC 365-196-210
"Concurrency" means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter. This definition includes the concept of "adequate public facilities" as defined above
"Adequate public facilities" means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

Or the definition used by the Municipal Research Service Center
Concurrency is one of the goals of the Growth Management Act and refers to the timely provision of public facilities and services relative to the demand for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period.

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

A. The amendment is appropriate for the Comprehensive Plan because:

It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;

It is consistent, WAC 365-196-210 provides definition for concurrency and WAC 365-196-840 addresses concurrency in detail.

It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
Yes, they would be consistent with WAC referenced above.

Its intent cannot be accomplished by a change in regulations alone;
Not applicable

It is not better addressed as a budgetary or programmatic decision; and
Not applicable

It is not better addressed through another process, such as neighborhood planning.

No

B. The amendment is legal under state and local law.

Yes, it would be legal

C. It is practical to consider the amendment because:

The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

The amendment would be appropriate and Council should have enough information from staff to detect existing concurrency policies and to review an added definition. New policies should also be easy to craft and review; this is a topic at the forefront of Seattle growth issues.

City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;

Yes, that should be possible.

The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

Yes, it should only provide focused clarification

The amendment has not been recently rejected by the City Council.

This is a new amendment proposal. During the Comprehensive Plan 2035 adoption process, the NPLUC provided comment only on transportation concurrency, not on the overarching policies and requirements. That comment did not make it past OPCD staff and was not considered by Council.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

It does not change a neighborhood plan

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

It is possible, depending on the definition and the work needed to be done to address or achieve concurrency.

4. What other options are there for meeting the goal or objectives of the amendment?
Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

No other options, this is to address a gap in the current Comprehensive Plan

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

Achieving sufficient public facilities to support growth would be an extraordinary benefit.

Please reference the Municipal Research Service Center (MSRC.org) discussion on this topic <http://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/Concurrency.aspx> for studies, State findings and additional State and County information and documents.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

It is consistent, WAC 365-196-210 provides definition for concurrency and WAC 365-196-840 addresses concurrency in detail. This information is lacking or not clearly defined in the Seattle Comprehensive Plan.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

Based on the experience of the CNC NPLUC reading group reviewing the 2035 Comp Plan (that group included representatives of neighborhoods across the city) we believe there is confusion about the application of concurrency with respect to transportation, utility services, social services, and public safety services. However We would be happy to ask local media to pose this question to Seattle residents. Please let us know if we can assist in this way.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

☐ How the proposal has changed since it was last rejected, or

Comprehensive Plan Amendment – Add Definition of Concurrency to the Comp. Plan
City Neighborhood Council

☐ Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

This proposal has not been considered by Council before.

Submit the application electronically via email at compplan@seattle.gov

Questions?

Eric McConaghy

Council Central Staff

206-615-1071

eric.mcconaghy@seattle.gov 2017 Comprehensive Plan Amendment Application 4 of 4

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, policies, Future Land Use Map, appendices, or other components of the adopted City of Seattle Comprehensive Plan.

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Applicant: **Lee Raaen for CNC-NPLUC
Wallingford Chamber of
Commerce and Wallingford
Community Council**

Date: **5/15/2017**

Email: **lee@raaen.com**

Street Address: **3301 Burke Ave., N., #340**

City: **Seattle** State: **WA** Zip: **98103**

Phone: **206-682-9580**

Contact person (if not the applicant):

Email:

Street Address:

City:

State:

Zip:

Phone:

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

City wide

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. N/A

Acceptance of this application does not guarantee final approval.

Applicant

Signature: Lee Raaen

Date: 5-15-17

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and. If appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies 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 you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

Section 1:

The proposal is to change three words in Goal LU G6 as follows:

Regulate off-street parking to address parking demand in ways that reduce reliance on automobiles, improve public health and safety, reduce greenhouse gas emissions, ~~lower construction costs~~ increase affordable housing, create attractive and walkable environments, and promote economic development throughout the city.

No anticipated changes are required to the SMC or FLUM as they currently exist.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

Currently the City of Seattle has as a top priority goals and programs that will increase affordable housing. According to the development community, providing off-street parking is a significant cost of construction. On the other hand, development without off-street parking can be detrimental to existing business and residential areas.

As the goal currently reads, permitting development without off-street parking can have a negative impact on surrounding uses without providing any benefit to the city, community, or the goal to provide affordable housing. Implementing LU G6 as it currently reads to reduce parking requirements for the purpose of “lower construction costs” would only benefit a developer. Instead of giving a windfall benefit to a single private interest, changing parking requirements for a specific project should advance the city’s goals of obtaining more affordable housing. If the City does have a commitment to providing affordable housing, it should not give away valuable rights in a manner which will do nothing to secure public benefit, but only benefit a special interest. As the goal now reads, there is no linkage between reduction in the developer’s construction costs and the goal of attaining affordable housing.

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

The proposed change is consistent with the state growth management act including but not limited to RCW 36.70A.020 (4) which provides: *“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

The proposed change also is consistent with and supports the Puget Sound Regional Council Vision 2040 strategy. Part II: Regional Growth Strategy goals includes the objective to “promote adequate and affordable housing.”

Because the comprehensive plan will guide future adopted regulations, a change to the comprehensive plan is necessary to ensure that proposed policies for off-street parking address the city’s stated goal of equity and promote the interests of the city and community rather than just an individual special interest.

The proposed amendment is not only legal under state and local law, but required to make LU G6 consistent with the GMA and PSRC Vision goals.

It is practical for the Council to consider the amendment at this time because of the extensive legislative and executive discussion of the needs and objectives of providing affordable housing. The proposed change is not a departure from past goals in that the prior comprehensive plan language and the proposed amendment are closely related. Given the minor nature of the amendment, the Council and staff will have an adequate time to provide due consideration. As indicated above, the amendment is consistent

with the overall vision of the 2035 Comprehensive Plan and existing goals and policies of the City of Seattle.

The proposed amendment would not change a neighborhood plan or make a material difference in future city regulatory or funding decisions.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

A comprehensive plan amendment is needed to meet the goals and objectives of the city and the comprehensive plan. Because regulations are required to be consistent with the plan, any incentives or departures regarding off-street parking under the current language might not advance the goals of the city but be detrimental to them.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The proposed amendment would be far less detrimental to the community than the existing language. As it now stands, departures from parking standards could be allowed for every development because the elimination of off-street parking would likely lower construction costs in every instance. If the proposed language is adopted, a developer would be encouraged to provide affordable housing through by reducing the costs of off-street parking. If a developer is unwilling to provide affordable housing, the detriments related to parking departures would not be imposed on surrounding areas.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

See discussion at section 3 above.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide

impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

Based on multiple discussions regarding the comprehensive plan before hearings of the Seattle City Council land use committee, at meetings of various community councils, and recommendations made by the Neighborhood Planning and Land Use Committee of the City Neighborhood Council during its review of 2035, there is broad public support for this amendment.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

No.

Submit the application electronically via email at compplan@seattle.gov

Questions?

Eric McConaghy
Council Central Staff
206-615-1071
eric.mcconaghy@seattle.gov

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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

- A. The amendment is appropriate for the Comprehensive Plan because:
 - It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
 - It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
 - Its intent cannot be accomplished by a change in regulations alone;
 - It is not better addressed as a budgetary or programmatic decision; and
 - It is not better addressed through another process, such as neighborhood planning.
- B. The amendment is legal under state and local law.
- C. It is practical to consider the amendment because:
 - The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
 - City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
 - The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
 - The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

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Applicant: Jeffrey Hummel Date: May 15, 2017

Email: jeffrey@hummelarchitects.com

Street Address: 440 Virginia Street

City: Seattle State: WA Zip: 98101 Phone: 206-728-2067

Contact person (if not the applicant): Same

Email:

Street Address:

City: State: Zip: Phone:

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

The Interbay Armory site and sites in the vicinity. Located generally at 1600 – 2210 West Armory Way in the Interbay Neighborhood. Parcel Nos. 7666201147, 7666201150, and 2325039045. See map at the end of the amendment.

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: May 15, 2017

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 Elements, maps, and/or policies you propose to amend.

The proposed amendment is a change to the Future Land Use Map ("FLUM") for the property located in Interbay. The amendment would change the comprehensive plan's designation of the property from "Ballard/Interbay Manufacturing Industrial Center/Industrial" ("BINMIC") to "Mixed Use/Commercial." The proposed amendment would only amend the FLUM; it would not include a Comprehensive Plan text amendment.

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~~.

N/A. The proposal does not propose to change the text of the Comprehensive Plan.

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

The amendment would not immediately require a change to the Seattle Municipal Code, though the Growth Management Act would require the property to ultimately undergo a rezone (change to SMC 23.32.016, the Official Land Use Map) to maintain consistency between the Comprehensive Plan and the City's zoning and development regulations. This rezone could occur via contract rezone process or a legislative rezone; it is not proposed at this time or as part of this amendment.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed. List the addresses for each property, the current land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only

when needed to achieve a significant change to the intended function of a large area.”

Parcel Nos. 7666201147, 7666201150, and 2325039045

Addresses: 2035 15th Ave. W., 1511-1571 W. Armory Way, 1542 W. Garfield St., 1601-1701 W. Armory Way.

The applicant is the architect authorized to submit a comprehensive plan amendment on behalf of the following owners:

Parcels 7666201147 and 7666201150: (Owner: WA Army National Guard); authorized by Lt. Adam Iwaszuk.

Parcel 232503905: (Owner: Interbay Urban Investors, LLC); authorized by owner.

The properties combined are approximately 27.5+/- acres in size, which is a large enough area to warrant a Comprehensive Plan amendment.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

N/A; this amendment proposes a change to the FLUM only.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form).

Please see below.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

The goal and objective of this amendment request is to allow the property to be redeveloped consistent with a mixed use/commercial designation. As such, it must be redesignated.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

Ultimately the FLUM change would result in a rezone of the property, leading to some sort of redevelopment. The FLUM change would also facilitate the movement of the

Washington State National Guard to a location consistent with its mission; a site located in the middle of a liquefaction hazard area with bridges on all sides is not consistent with proper emergency management or with its mission. The net benefit to the community would be redevelopment of this large site into a use utilized by the community, as well as relocation of an emergency management facility to a location that can more easily and efficiently serve the community if/when a disaster occurs.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change the existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the amendment is consistent with the Washington State Growth Management Action, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

The proposal complies with the following Comprehensive Plan goals and policies:

GS 1.5 Encourage infill development in underused sites, particularly in urban centers and villages.

Response: The property is not located in an Urban Center or Village, though the Interbay neighborhood has all of the attributes of an Urban Village. The amendment could encourage future infill development of a currently under utilized and vacant site into a mixed use/affordable housing location.

GS 1.21. Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

Response: The property is currently the Armory site and vacant land. It is not used for industrial purposes. It is not accessible to water, rail, or regional highways, and such lack of access is one of the reasons the National Guard would like to relocate if possible.

LU 9.1: Prioritize the preservation, improvement, and expansion of existing commercial/mixed-use areas over the creation of new business districts in order to strengthen the existing areas.

Response: The inclusion of this parcel into an existing mixed/use commercial area is consistent with Policy LU 9.1; this parcel is already part of the heart of the Interbay commercial/mixed use area.

LU 10.1 Designate industrial zones generally where

- **The primary functions are industrial activity and industrial-related commercial functions;**
- **The basic infrastructure needed to support industrial uses already exists,**

- Areas are large enough to allow a full range of industrial activities to function successfully, and
- Sufficient separation or special conditions exist to reduce the possibility of conflicts with development in adjacent less intensive areas.

Response: The Property is not consistent with this policy for designation of Industrial lands, which is why it should be redesignated. The property is not in industrial use today and is not separated from non-industrial uses in a manner that could reduce conflict.

B1-P2: Preserve land in the BINMIC for industrial activities such as manufacturing, warehousing, marine uses, transportation, utilities, construction and services to businesses.

Response: The use on the site is not industrial. Therefore its use is not consistent with the BINMIC neighborhood plan or policies. It should be removed.

BI-P8. Maintain the BINMIC as an industrial area and work for ways that subareas within the BINMIC can be better utilized for marine/fishing, high tech, or small manufacturing industrial activities.

Response: The property is the armory and vacant land. This is not an industrial use, is not a marine/fishing use, is not a high tech use, and is not a small manufacturing industrial activity. The use is not consistent, and will continue to be inconsistent, with the BINMIC. The property must be removed from the BINMIC and redesignated mixed use/commercial.

BI-11. Within the BINMIC, water-dependent and industrial uses shall be the highest priority use.

Response: The property has no direct access to water, and water-dependent uses are therefore not able to be located on the property. It is not in industrial use.

7. Is there public support for this proposed amendment? If the amendment would change the FLUM or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications. text amendments (i.e. have you conducted community meetings, etc.)?*

The City of Seattle began a neighborhood/Interbay corridor planning study in 2012. Outreach was conducted and broad support for zoning changes in the corridor was stated, however the City did not follow through on its preliminary recommendations. The Armory site was included in this initial study. Please see:

http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdp025

[960.pdf](#) In addition, the City is also conducting a study of industrial lands policies. This study continues to suffer from delay:

<http://www.seattle.gov/dPd/cityplanning/completeprojectslist/industrialands/whatwhy/>

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

No.

//

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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:
1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
Response: A FLUM is a component of the Comp Plan under GMA.
 2. It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 Strategy.
Response: The FLUM change is consistent with the CPPs and PSRC's Vision 2040. This property is not industrial and should not be designated as such.
 3. Its intent cannot be accomplished by a change in regulations alone;
Response: No. The property should be redesignated via the comprehensive plan, zoning regulations are not better used to address this large site.
 4. It is not better addressed as a budgetary or programmatic decision; and
Response: No budget or program decision could redesignate the property.
 5. It is not better addressed through another process, such as neighborhood planning.
Response: A neighborhood planning process took place in 2012 for this property. It is unclear why then-DPD stopped the planning process.
- B. The amendment is legal under state and local law.
Response: The amendment is legal.
- C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

Response: there is no reason why the Council would not have sufficient information to make an informed decision.

2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;

Response: There is no reason why City staff cannot conduct sufficient analysis of this proposed change to conduct adequate public review.

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

Response: The amendment is consistent with the vision of the Comp Plan which is to place density and mixed uses near frequent transit and to connect land use and transportation planning. To the extent that this amendment represents a change from industrial designation (though the property has not been industrial use in years), the Comp Plan does not support non-industrial lands/uses to be included in a MIC.

4. The amendment has not recently been rejected by City Council.

Response: the amendment has not recently been rejected by the City Council.

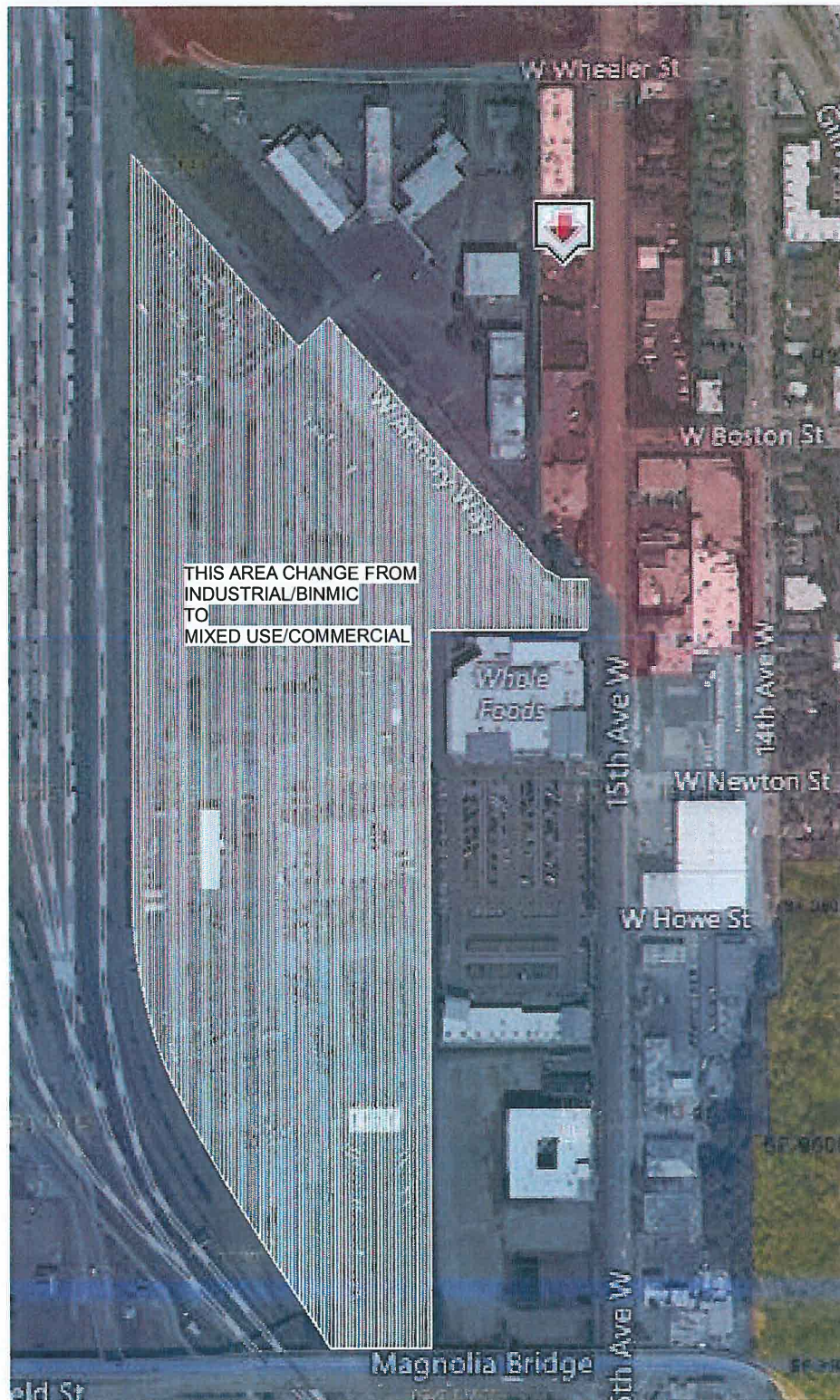
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

Response: the amendment is a change to the neighborhood plan (the BINMIC neighborhood). A neighborhood planning process was undertaken in 2012 but was never finished by then-DPD.

- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Response: The amendment will ultimately lead to a rezone as required by GMA.

Map of Proposed Amendment



City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the future process for the following year. *(Please Print or Type)*

Applicant: Ian Morrison on behalf of Fiorito Family Date: May 15, 2017

Email: imorrison@mhseattle.com

Street Address: 701 5th Avenue, Suite 6600

City: Seattle State: WA Zip: 98104 Phone: 206-812-3388

Contact person (if not the applicant): Same

Email:

Street Address:

City: State: Zip: Phone:

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

The majority of the block of West Woodland in the BINMIC bordered by NW 49th Street, 8th Avenue NW, NW 48th Street and 9th Avenue NW. Parcels Nos. 1982201640, 1982201650, 1982201665, 1982201685, 1982201690 and 1982201700. See attached map for Proposal.

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:

5/15/17

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 Elements, maps, and/or policies you propose to amend.

The proposed amendment is a change to the Future Land Use Map ("FLUM") for the six parcels located in West Woodland neighborhood of East Ballard at the literal northern boundary of the Ballard Interbay Northend Manufacturing Industrial Center ("Properties").

The amendment would change the comprehensive plan's designation of the Properties from "Ballard/Interbay Manufacturing Industrial Center/Industrial" ("BINMIC") to "Mixed Use/Commercial." ("Proposal"). The proposed amendment would only amend the FLUM; it would not include a Comprehensive Plan text amendment.

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~~.

N/A. The Proposal does not propose to change the text of the Comprehensive Plan.

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

The amendment would not immediately require a change to the Seattle Municipal Code, though the Growth Management Act would require the property to ultimately undergo a rezone (change to SMC 23.32.016, the Official Land Use Map) to maintain consistency between the Comprehensive Plan and the City's zoning and development regulations. This rezone could occur via contract rezone process or a legislative rezone; it is not proposed at this time or as part of this amendment.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed. List the addresses for each property, the current land use category for each property in the area to be changed. Identify your

relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states “Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area.”

The Proposal includes Parcels Nos. 1982201640, 1982201650, 1982201665, 1982201685, 1982201690 and 1982201700. The corresponding addresses are:

- **Parcel No. 198220-1640 (849 NW 49th Street)**
- **Parcel No. 198220-1650 (843 NW 49th Street)**
- **Parcel No. 198220-1665 (825 NW 49th Street)**
- **Parcel No. 198220-1685 (811 NW 49th Street)**
- **Parcel No. 198220-1690 (807 NW 49th Street)**
- **Parcel No. 198220-1700 (832 NW 48th Street)**

The applicant is the attorney authorized to submit a comprehensive plan amendment on behalf of the Properties’ owners.

Combined, the Properties are over 2 acres in size, which is one of the largest contiguous areas of potential redevelopment within the West Woodland neighborhood. The Properties are large enough area to warrant a Comprehensive Plan amendment.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

N/A. This amendment proposes a change to the FLUM only.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form).

Please see below.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

The goal and objective of this amendment request is to allow the Properties to be redeveloped consistent with a mixed use/commercial designation. As such, it must be redesignated.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net

benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

Ultimately the FLUM change would result in a rezone of the Properties, leading to potential redevelopment consistent with the adopted zoning classification.

The Proposal would result in a net benefit to the community by allowing for the redevelopment of underutilized parcels, including an aging, cluttered outdoor storage facility, to encourage new business and residential vitality along a transit corridor and allow for the addition of potential neighborhood-serving commercial uses which may support the West Woodland residential character. Additionally, with the passage of Sound Transit 3 and the future Ballard light rail station, the Properties are likely within the walkshed of any future station location. Reclassification of the Properties to Mixed Use/Commercial would allow for infill, transit-oriented development. The Proposal will also provide benefits by providing a graceful transition between the currently abutting industrial and residential uses, which is contrary to the City's land use policies and goals.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change the existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the amendment is consistent with the Washington State Growth Management Action, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

The proposal complies with the following Comprehensive Plan goals and policies:

GS 1.21. Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

Response: The Properties are current underutilized, primarily being used for storage. The Properties are not used for viable industrial purposes as they are not accessible to water, rail, or regional highways.

LU G9. Create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhoods and that encourage new businesses, provide stability and expansion opportunities for existing businesses and promote neighborhood vitality, while also accommodating residential development in livable environments.

Response: The Properties are located on a zone edge in an emerging neighborhood of West Woodlands. Through the owners' outreach process, over 50 percent of the community members surveyed identified a desire for local coffee shop and restaurant uses on the Properties. There was also a request for mixed-use development. The Proposal would allow for the addition of neighborhood focused commercial uses and would leverage the emerging brewery cluster that serves the residential uses to the north and the east of the Properties.

LU 9.10. Prohibit or limit the location and size of outdoor uses and activities in certain commercial areas, according to the area's function and its proximity to residentially zoned lots, in order to maintain and improve the continuity of the commercial street front, reduce the visual and noise impacts associated with such outdoor activities, and remain compatible with adjacent residential areas.

Response: The Properties are current being primarily utilized for storage, including outdoor storage. Redevelopment as a mixed-use or commercial opportunity would reduce these less-desirable existing uses, which are currently visible from the adjacent residential uses.

LU 10.1 Designate industrial zones generally where

- **The primary functions are industrial activity and industrial-related commercial functions;**
- **The basic infrastructure needed to support industrial uses already exists,**
- **Areas are large enough to allow a full range of industrial activities to function successfully, and**
- **Sufficient separation or special conditions exist to reduce the possibility of conflicts with development in adjacent less intensive areas.**

Response: The Properties are not consistent with this policy for designation of Industrial lands, which is why it should be redesignated. The Properties are not in true industrial use today and is not separated from non-industrial uses in a manner that could reduce conflict.

B1-P2: Preserve land in the BINMIC for industrial activities such as manufacturing, warehousing, marine uses, transportation, utilities, construction and services to businesses.

Response: The uses on the Properties is not industrial, they are primarily storage. Therefore its use is not consistent with the BINMIC neighborhood plan or policies. It should be removed.

BI-P8. Maintain the BINMIC as an industrial area and work for ways that subareas within the BINMIC can be better utilized for marine/fishing, high tech, or small manufacturing industrial activities.

Response: The Properties are currently primarily storage. This is not an industrial use, is not a marine/fishing use, is not a high tech use, and is not a small manufacturing industrial activity. The use is not consistent, and will continue to be inconsistent, with the BINMIC. The Properties must be removed from the BINMIC and redesignated as mixed use/commercial.

BI-11. Within the BINMIC, water-dependent and industrial uses shall be the highest priority use.

Response: The Properties have no direct access to water, and water-dependent uses are therefore not able to be located on the site. The Properties are not in viable industrial use.

7. Is there public support for this proposed amendment? If the amendment would change the FLUM or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications. (i.e. have you conducted community meetings, etc.)?*

Yes. The Properties' owners held an outreach meeting in January 2017 for vicinity neighbors, including the West Woodland Neighborhood Association. They received over 85 comments regarding the potential for commercial/mixed-use development. A majority (52.3%) indicated that restaurants/coffee shops were the most important feature of any new development. Over 25 percent of respondents encouraged mixed-use development. There was also strong support for the redevelopment of the current outdoor storage uses.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

No.

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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:
1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;

Response: A FLUM is a component of the Comp Plan under the GMA.

2. It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 Strategy.

Response: The FLUM change is consistent with the CPPs and PSRC's Vision 2040. The Properties are not viable industrial and should not be designated as such.

3. Its intent cannot be accomplished by a change in regulations alone;

Response: No. The property should be redesignated via the comprehensive plan, zoning regulations are not better used to address this large site.

4. It is not better addressed as a budgetary or programmatic decision; and

Response: No budget or program decision could redesignate the property.

5. It is not better addressed through another process, such as neighborhood planning.

Response: The owners previously submitted a Comprehensive Plan amendment for the Properties in 2016. While the Planning Commission recommended docketing the Proposal, the Council directed that the Proposal be studied as a component of the Mayor's Advisory Panel on Industrial Lands.

Specifically, the Council directed that the Executive should provide a recommendation to the Council on whether the Proposal would be consistent with any policy changes that emerge from the Advisory Panel (Resolution No. 31682). However, unfortunately, the Advisory Panel process appears to be delayed from its announced schedule. The Properties' owners would like to ensure that the Proposal is timely considered through an appropriate process.

- B. The amendment is legal under state and local law.

Response: The amendment is legal.

- C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

Response: It is assumed that there is no reason why the Council would not have sufficient information to make an informed decision.

2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;

Response: It is assumed that there is no reason why City staff cannot conduct sufficient analysis of this proposed change to conduct adequate public review.

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

Response: The amendment is consistent with the vision of the Comp Plan which is to place density and mixed uses near frequent transit and to connect land use and transportation planning. To the extent that this amendment represents a change from industrial designation (though the property has not been in viable industrial use in years), the Comp Plan does not support non-industrial lands/uses to be included in a MIC.

4. The amendment has not recently been rejected by City Council.

Response: The amendment has not recently been rejected by the City Council.

- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

Response: The amendment is a minor change to the neighborhood plan (the BINMIC neighborhood). It is assumed that a neighborhood planning process, if necessary, can be completed prior to final Council consideration of an amendment.

- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Response: The amendment will ultimately lead to a rezone as required by GMA.



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City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, policies, Future Land Use Map, appendices, or other components of the adopted City of Seattle Comprehensive Plan.

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Applicant: MoxBay LLC, c/o Ginny Gilder

Date: May 15, 2017

Email: david.maltby@timessquarecapital.com

Street Address: c/o Gilder Office for Growth, 1836 Westlake Avenue North, Suite 302

City: Seattle

State: WA

Zip: 98109

Phone: 206-812-3388

Contact person (if not the applicant): Ian Morrison

Email: imorrison@mhseattle.com

Street Address: c/o McCullough Hill Leary, P.S., 701 5th Ave., Suite 6600

City: Seattle

State: WA

Zip: 98104

Phone: 206-812-3388

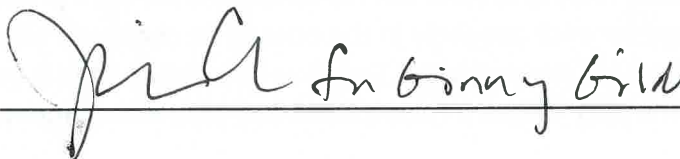
Name of general area, location, or site that would be affected by this proposed amendment (attach additional sheets if necessary):

1616 West Bertona Street. Parcel No 2771102355. Near the corner of Thorndyke Ave W and W. Bertona Street in the Interbay neighborhood. See map at the end of the amendment.

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: 5/18/17**

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 Elements, maps, and/or policies you propose to amend.

The proposed amendment is a change to the Future Land Use Map ("FLUM") for the property located in Interbay. The amendment would change the comprehensive plan's designation of the property from "Ballard/Interbay Manufacturing Industrial Center/Industrial" ("BINMIC") to "Mixed Use/Commercial." The proposed amendment would only amend the FLUM; it would not include a Comprehensive Plan text amendment.

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~~.

N/A. The proposal does not propose to change the text of the Comprehensive Plan.

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

The amendment would not immediately require a change to the Seattle Municipal Code, though the Growth Management Act would require the property to ultimately undergo a rezone (change to SMC 23.32.016, the Official Land Use Map) to maintain consistency between the Comprehensive Plan and the City's zoning and development regulations. This rezone could occur via contract rezone process or a legislative rezone; it is not proposed at this time or as part of this amendment.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed. List the addresses for each property, the current land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only

when needed to achieve a significant change to the intended function of a large area.”

Parcel No: 2771102355

Addresses: 1616 West Bertona Street., 3419 16th Avenue West.

The applicant is the owner of the property; the contact is the land use attorney for the applicant.

The property is approximately 51,000 s.f. in size, which seems to be a large enough area to warrant a Comprehensive Plan amendment. The amendment could also be modified by the Council to include the parcels south of the property to merge into the Interbay Mixed Use/Commercial area, since the entire area is not in industrial use and functions as an Urban Village today.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

N/A; this amendment proposes a change to the FLUM only.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form).

Please see below.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

The goal and objective of this amendment request is to allow the property to be built consistent with its surroundings, and consistent with the evolved Interbay neighborhood. The current Comprehensive Plan designation of the property as Industrial/Ballard Interbay Manufacturing Industrial Center does not allow the property to be redeveloped in a manner consistent with the evolved Interbay neighborhood. A change to the FLUM out of the MIC to Mixed/Use Commercial is required to allow for proper redevelopment of the property. The property is currently vacant/underused. The Interbay neighborhood includes all of the elements necessary for a thriving Urban Village: frequent transit service (Rapid Ride, with ST3 in the future), and an existing mix of goods, services, and employment for residents and surrounding neighborhoods. Redevelopment of the property permits commercial, mixed use, or residential uses in a location with frequent transit and access to goods, jobs, and services.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The ultimate impacts of the proposed amendment would be consistent with typical impacts of redevelopment proposals. A potential impact of the proposed amendment is a reduction of industrial land capacity in the Interbay area. However, the parcel is not currently used for industrial use and has not been so used for years. Thus, there is no ultimate impact to industrial capacity as a result of the rezone.

The proposed amendment results in a net benefit to the community by permitting redevelopment of vacant land. Land is at a premium in the City of Seattle, particularly along frequent transit corridors such as 15th Avenue West. The Interbay zoning south of the parcel has all but completely redeveloped into a new mixed use hub; given the lack of industrial use on the parcel, and the lack of adequate redevelopment sites in the area for mixed use/housing there is no reason why this parcel should not also be permitted to redevelop in a manner consistent with its neighbors. The ultimate net benefit to the community is the creation, which is starting to occur, of a mixed use Interbay neighborhood with access to frequent transit service and housing, jobs, goods, and services.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change the existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the amendment is consistent with the Washington State Growth Management Action, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

The proposal complies with the following Comprehensive Plan goals and policies:

GS 1.1 Designate places as urban centers, urban villages, or manufacturing/industrial centers based on the functions they can perform and the densities they can support.

Response: The property has not been used for industrial purposes in many years; the property is not of sufficient size or scale to perform or be redeveloped for an industrial purpose. As a result, the property needs to be redesignated to a mixed use/commercial designation and taken out of the MIC.

GS 1.5 Encourage infill development in underused sites, particularly in urban centers and villages.

Response: The property is not located in an Urban Center or Village, though the Interbay neighborhood has all of the attributes of an Urban Village. The amendment would encourage infill development of an underused site.

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.

Response: The property is not located in an Urban Center or Village, though the Interbay neighborhood has all of the attributes of an Urban Village. The amendment would allow redevelopment on a site that enjoys frequent transit service, access to jobs, and access to services.

GS 1.21. Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

Response: The property is not accessible to water, rail, or regional highways. It has not been used for industrial purposes in many years and remains vacant. No promotion or new zoning would encourage redevelopment into an industrial use. As a result, the property should be allowed to be utilized consistent with the surrounding Interbay neighborhood and should be taken out of industrial designation.

GS 1.23. Allow limited multifamily, commercial, and industrial uses outside of urban villages to support the surrounding area or to maintain the existing character.

Response: the existing character of the Interbay neighborhood is that of a thriving mixed use neighborhood. The property should be redesignated to allow it to develop in a manner consistent with the character of the neighborhood.

LU 1.5: Require FLUM amendments only when needed to achieve a significant change to the intended function of a large area.

Response: The parcel is fairly large, approximately 51,000 s.f. in size. This is large enough to change the intended function of the area. We also believe the Interbay neighborhood should be looked at through this process to determine whether it should become an Urban Village as it meets all the attributes of an Urban Village stated in Growth Strategy Figure 1 (p. 25, Comp Plan).

LU 2.7. Review future legislative rezones to determine if they pose a risk of increasing the displacement of residents, especially, marginalized populations, and the businesses and institutions that serve them.

Response: The site is vacant; no displacement would occur.

LU 9.1: Prioritize the preservation, improvement, and expansion of existing commercial/mixed-use areas over the creation of new business districts in order to strengthen the existing areas.

Response: The inclusion of this parcel into an existing mixed/use commercial area is consistent with Policy LU 9.1.

LU 10.1 Designate industrial zones generally where

- **The primary functions are industrial activity and industrial-related commercial functions;**
- **The basic infrastructure needed to support industrial uses already exists,**
- **Areas are large enough to allow a full range of industrial activities to function successfully, and**
- **Sufficient separation or special conditions exist to reduce the possibility of conflicts with development in adjacent less intensive areas.**

Response: The Property is not consistent with this policy for designation of Industrial lands, which is why it should be redesignated. The property has not been used for industrial uses in many years and is vacant. Surrounding uses are non-industrial uses such as the Seattle Storm headquarters (office use), Metro Dog (dog wash/daycare), Gerber Collision and Glass (a use permitted in commercial zones), ABRA Auto Body and Glass (a use permitted in commercial zones), and Denali Fitness (a fitness club). The area is no longer in industrial use, and industrial functions do not exist in the area. In addition, the site is not adjacent to rail or water. The Interbay area south of Nickerson/Emerson is fairly small and does not have any major industrial uses that drive industrial activity. Finally, the area is in a bowl between Magnolia and Queen Anne, and is directly north of a mixed use/commercial area with several apartment buildings. Any major noise or light generating industrial uses would not be compatible with the mixed use/residential nature of the established nearby uses or neighborhoods.

BI-P3: Retain existing businesses within the BINMIC and promote their expansion.

Response: The property is no longer in industrial use, and instead includes several office and/or retail/commercial uses.

BI-P8. Maintain the BINMIC as an industrial area and work for ways that subareas within the BINMIC can be better utilized for marine/fishing, high tech, or small manufacturing industrial activities.

Response: The property is vacant. The zoning within the BINMIC/industrial zones do not permit such flexibility for high tech uses. In addition, this parcel should include housing as it is located in an area with frequent transit and great access to goods, jobs, and services.

BI-11. Within the BINMIC, water-dependent and industrial uses shall be the highest priority use.

Response: The property has no direct access to water, and water-dependent uses are therefore not able to be located on the property.

7. Is there public support for this proposed amendment? If the amendment would change the FLUM or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.* text amendments (i.e. have you conducted community meetings, etc.)?

The City of Seattle began a neighborhood/Interbay corridor planning study in 2012. Outreach was conducted and broad support for zoning changes in the corridor was stated, however the City did not follow through on its preliminary recommendations. Please see: http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdp025960.pdf The Applicants of this Comprehensive Plan Amendment were involved in this effort. In addition, the City is also conducting a study of industrial lands policies. The Applicant is participating in this effort as well. This study continues to suffer from delay: <http://www.seattle.gov/dPd/cityplanning/completeprojectslist/industrialands/whatwhy/>

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

The general amendment has been proposed twice before and has not been chosen for docketing by the City Council. As a result, it has not been rejected by the City Council. It should be docketed, studied, and adopted as the City of Seattle needs developable land for affordable housing/mixed uses along its transit corridors. The Interbay corridor is a current frequent transit corridor and is also the future route of light rail. Land Use and Transportation planning must be coordinated per GMA and in order to add density in proper areas.

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Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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:

1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
Response: A FLUM is a component of the Comp Plan under GMA.
 2. It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 Strategy.
Response: The FLUM change is consistent with the CPPs and PSRC's Vision 2040. This property is not industrial and should not be designated as such.
 3. Its intent cannot be accomplished by a change in regulations alone;
Response: The property must be redesignated in the Comp Plan in order to be rezoned.
 4. It is not better addressed as a budgetary or programmatic decision; and
Response: No budget or program decision could redesignate the property.
 5. It is not better addressed through another process, such as neighborhood planning.
Response: A neighborhood planning process took place in 2012 for this property. It is unclear why then-DPD stopped the planning process.
- B. The amendment is legal under state and local law.
Response: The amendment is legal.
- C. It is practical to consider the amendment because:
1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
Response: there is no reason why the Council would not have sufficient information to make an informed decision.
 2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
Response: There is no reason why City staff cannot conduct sufficient analysis of this proposed change to conduct adequate public review.
 3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
Response: The amendment is consistent with the vision of the Comp Plan which is to place density and mixed uses near frequent transit and to connect land use and transportation planning. To the extent that this amendment represents a change from industrial designation (though the property has not been industrial use in years), the Comp Plan does not support non-industrial lands/uses to be included in a MIC.
 4. The amendment has not recently been rejected by City Council.
Response: the amendment has not recently been rejected by the City Council; the City Council declined to docket the amendment.

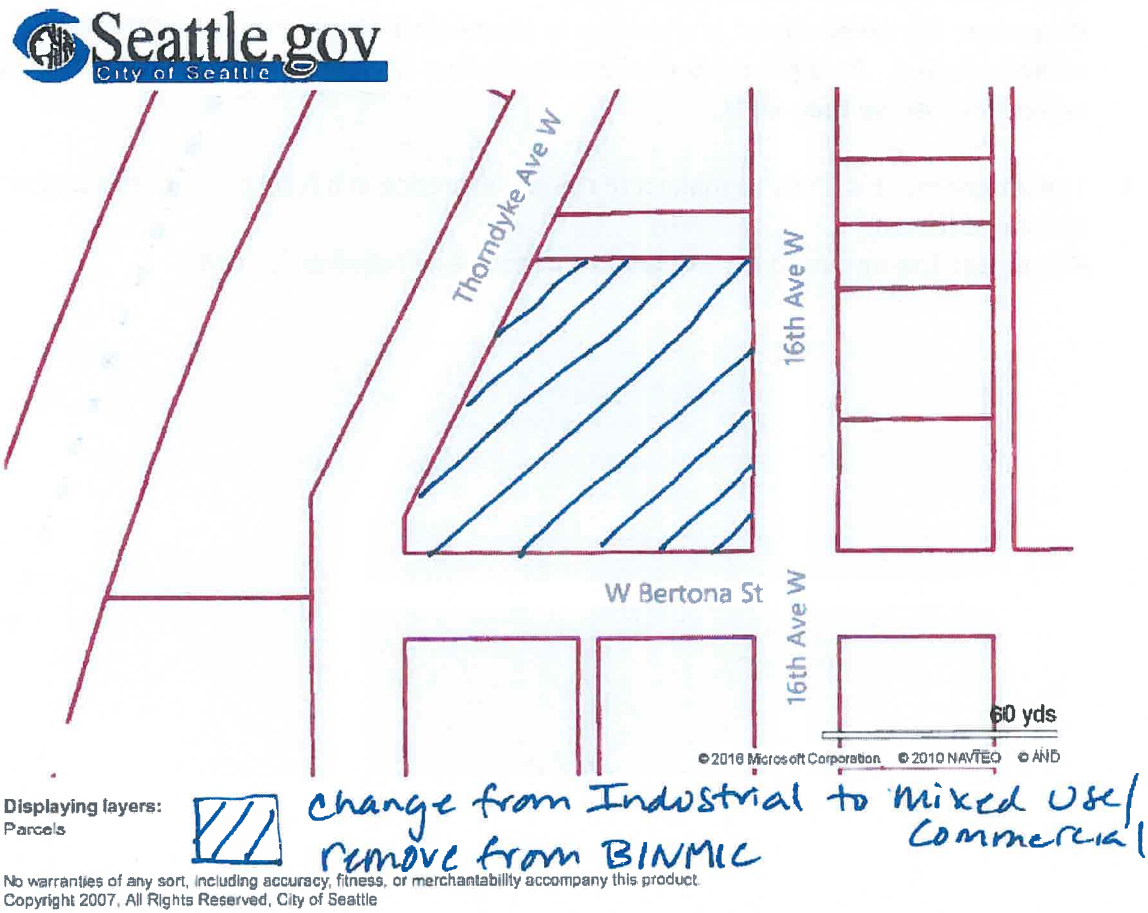
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

Response: the amendment is a change to the neighborhood plan (the BINMIC neighborhood). A neighborhood planning process was undertaken in 2012 but was never finished by then-DPD.

- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Response: The amendment will lead to a rezone as required by GMA.

Map of Proposed Amendment



City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the future process for the following year. *(Please Print or Type)*

Applicant: Ian Morrison Date: May 15, 2017

Email: imorrison@mhseattle.com

Street Address: 701 5th Avenue, Suite 6600

City: Seattle State: WA Zip: 98104 Phone: 206-812-3388

Contact person (if not the applicant): Same

Email: imorrison@mhseattle.com

Street Address: c/o McCullough Hill Leary, P.S., 701 5th Ave., Suite 6600

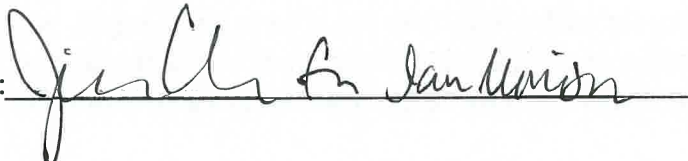
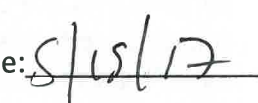
City: Seattle State: WA Zip: 98104 Phone: 206-812-3388

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

Whole Foods shopping center. Parcel Nos. 7666201627 and 7666201460. Near the corner of 15th Avenue W. and W. Howe Street in the Interbay neighborhood. See map at the end of the amendment.

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:** 

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 Elements, maps, and/or policies you propose to amend.

The proposed amendment is a change to the Future Land Use Map ("FLUM") for the property located in Interbay. The amendment would change the comprehensive plan's designation of the property from "Ballard/Interbay Manufacturing Industrial Center/Industrial" ("BINMIC") to "Mixed Use/Commercial." The proposed amendment would only amend the FLUM; it would not include a Comprehensive Plan text amendment.

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~~.

N/A. The proposal does not propose to change the text of the Comprehensive Plan.

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

The amendment would not immediately require a change to the Seattle Municipal Code, though the Growth Management Act would require the property to ultimately undergo a rezone (change to SMC 23.32.016, the Official Land Use Map) to maintain consistency between the Comprehensive Plan and the City's zoning and development regulations. This rezone could occur via contract rezone process or a legislative rezone; it is not proposed at this time or as part of this amendment.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed. List the addresses for each property, the current land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only

when needed to achieve a significant change to the intended function of a large area.”

Parcel Nos. 7666201627 and 7666201460

Addresses: 1819-1893 15th Avenue West, 1855-2033 15th Avenue West.

The applicant is the land use attorney for the property owner, which is DS Interbay Urban Center, LP.

The property is approximately 5 acres in size, which is a large enough area to warrant a Comprehensive Plan amendment.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

N/A; this amendment proposes a change to the FLUM only.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form).

Please see below.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

The goal and objective of this amendment request is to allow the property to be in a FLUM designation consistent with its use, which is a commercial center. The center is not in industrial use, as it is built out as the Whole Foods shopping center.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The ultimate impacts of the proposed amendment would be consistency of the FLUM with the actual and future use of the property—as a commercial center. The community benefit would be consistency of use with planning documents, and potential future utilization of the site in a mixed use/commercial manner—rather than being hamstrung by an industrial designation. The proposed amendment results in a net benefit to the community by potentially allowing for infill/redevelopment of a car-oriented shopping center. No such use or redevelopment is currently proposed or anticipated, however, the change to the FLUM could allow for this in the future. The ultimate net benefit to the

community is the creation, which has already occurred, of a mixed use Interbay neighborhood with access to frequent transit service and housing, jobs, goods, and services.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change the existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the amendment is consistent with the Washington State Growth Management Action, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

The proposal complies with the following Comprehensive Plan goals and policies:

GS 1.1 Designate places as urban centers, urban villages, or manufacturing/industrial centers based on the functions they can perform and the densities they can support.

Response: The property is in commercial use. It is not industrial. It will not be redeveloped for industrial use. As a result, the property needs to be redesignated to a mixed use/commercial designation and taken out of the MIC to conform to reality.

GS 1.5 Encourage infill development in underused sites, particularly in urban centers and villages.

Response: The property is not located in an Urban Center or Village, though the Interbay neighborhood has all of the attributes of an Urban Village. The amendment could encourage future infill development of a currently well-utilized but car-oriented shopping center.

GS 1.21. Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

Response: The property is currently the Whole Foods shopping center and is not used for industrial purposes. The land should be taken out of the MIC as it is inconsistent with the MIC, it is not industrial. The property is not accessible to water, rail, or regional highways

LU 9.1: Prioritize the preservation, improvement, and expansion of existing commercial/mixed-use areas over the creation of new business districts in order to strengthen the existing areas.

Response: The inclusion of this parcel into an existing mixed/use commercial area is consistent with Policy LU 9.1; this parcel is already part of the heart of the Interbay commercial/mixed use area.

LU 10.1 Designate industrial zones generally where

- The primary functions are industrial activity and industrial-related commercial functions;
- The basic infrastructure needed to support industrial uses already exists,
- Areas are large enough to allow a full range of industrial activities to function successfully, and
- Sufficient separation or special conditions exist to reduce the possibility of conflicts with development in adjacent less intensive areas.

Response: The Property is not consistent with this policy for designation of Industrial lands, which is why it should be redesignated. The property is the Whole Foods shopping center, a commercial use. The primary function is commercial use, and it is not industrially-related, but is retail/service related. The property has not been used for industrial uses in many years. Surrounding uses are non-industrial uses up and down the 15th Avenue West corridor. The site is along 15th Avenue West which is a commercial corridor, there is no separation between this site and adjacent residential/commercial uses that would reduce the possibility of conflicts. The site must be redesignated.

BI-P2: Preserve land in the BINMIC for industrial activities such as manufacturing, warehousing, marine uses, transportation, utilities, construction and services to businesses.

Response: The Whole Foods shopping center is not an industrial activity. Therefore its use is not consistent with the BINMIC neighborhood plan or policies. It should be removed.

BI-P3: Retain existing businesses within the BINMIC and promote their expansion.

Response: The existing businesses The property is no longer in industrial use, and instead includes several office and/or retail/commercial uses.

BI-P8. Maintain the BINMIC as an industrial area and work for ways that subareas within the BINMIC can be better utilized for marine/fishing, high tech, or small manufacturing industrial activities.

Response: The property is the Whole Foods shopping center. This is not an industrial use, is not a marine/fishing use, is not a high tech use, and is not a small manufacturing industrial activity. The use is not consistent, and will continue to be inconsistent, with the BINMIC. The property must be removed from the BINMIC and redesignated mixed use/commercial.

BI-11. Within the BINMIC, water-dependent and industrial uses shall be the highest priority use.

Response: The property has no direct access to water, and water-dependent uses are therefore not able to be located on the property. Again, the property is the Whole Foods shopping center which does not require such access as a non-industrial use.

7. Is there public support for this proposed amendment? If the amendment would change the FLUM or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.* text amendments (i.e. have you conducted community meetings, etc.)?

The public likely is not aware that the Whole Foods shopping center is designated as industrial/BINMIC in the Comprehensive Plan, since the shopping center is not an industrial use. Redesignation of the site would have no public impact as the site is already in non-industrial use.

The City of Seattle began a neighborhood/Interbay corridor planning study in 2012. Outreach was conducted and broad support for zoning changes in the corridor was stated, however the City did not follow through on its preliminary recommendations. Please see: http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdp025960.pdf In addition, the City is also conducting a study of industrial lands policies. This study continues to suffer from delay: <http://www.seattle.gov/dPd/cityplanning/completeprojectslist/industrialands/whatwhy/>

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

No.

//

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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:
 1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
Response: A FLUM is a component of the Comp Plan under GMA.
 2. It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 Strategy.

Response: The FLUM change is consistent with the CPPs and PSRC's Vision 2040. This property is not industrial and should not be designated as such. Both the CPP and Vision 2040 discourage non-industrial uses in MICs. The inclusion of this property, a non-industrial shopping center, in the MIC, is inconsistent with those planning documents.

3. Its intent cannot be accomplished by a change in regulations alone;

Response: No. The property must be redesignated as mixed-use/commercial in order to be consistent with planning documents.

4. It is not better addressed as a budgetary or programmatic decision; and

Response: No budget or program decision could redesignate the property.

5. It is not better addressed through another process, such as neighborhood planning.

Response: A neighborhood planning process took place in 2012 for this property. It is unclear why then-DPD stopped the planning process. The property is not industrial and it should not be designated in industrial use.

- B. The amendment is legal under state and local law.

Response: The amendment is legal.

- C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

Response: there is no reason why the Council would not have sufficient information to make an informed decision. The property is not in industrial use today.

2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;

Response: There is no reason why City staff cannot conduct sufficient analysis of this proposed change to conduct adequate public review. The property is not in industrial use today.

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

Response: The amendment is consistent with the vision of the Comp Plan which is to place density and mixed uses near frequent transit and to connect land use and transportation planning. To the extent that this amendment represents a change from industrial designation (though the property has not been industrial use in years), the Comp Plan does not support non-industrial lands/uses to be included in a MIC.

4. The amendment has not recently been rejected by City Council.

Response: the amendment has not recently been rejected by the City Council; this is the first time it has been proposed.

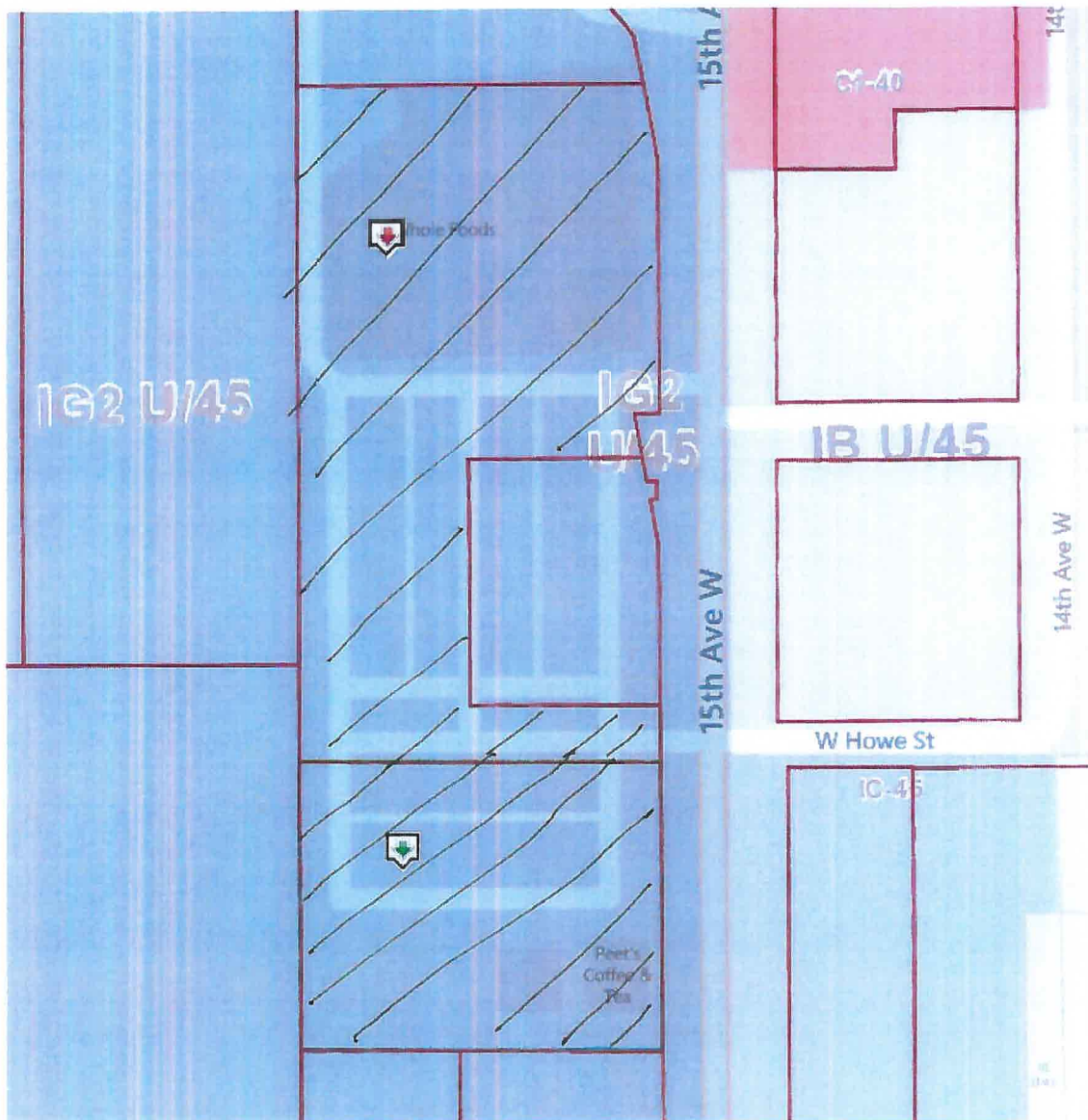
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

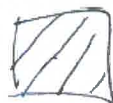
Response: the amendment is a change to the neighborhood plan (the BINMIC neighborhood). A neighborhood planning process was undertaken in 2012 but was never finished by then-DPD. Again, the property is the Whole Foods shopping center and is not industrial. It is not appropriate to include it in the MIC.

- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Response: The amendment will ultimately lead to a rezone as required by GMA.

Map of Proposed Amendment



 Change from Industrial / BINMIC to mixed use / commercial

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

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Applicant: **Gregory
Hill**

Date: **5/15/2017**

Email: **greg.hill@ibigroup.com**

Street Address: **1215 N. 47th Street**

City: **Seattle** State: **WA** Zip: **98103**

Phone: **206-634-1215**

Contact person (if not the applicant):

Email:

Street Address:

City:

State:

Zip:

Phone:

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

City wide

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. N/A

Acceptance of this application does not guarantee final approval.

Applicant

Signature: _____

Date: _____

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and. If appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies 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 you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

Section 1:

The proposal is to add an additional goal to LU92 as follows:

Provide for more affordable family housing to suit larger families with children and extended families by encouraging larger multi-family units in low density multi-family areas.

No anticipated changes are required to the SMC or FLUM as they currently exist.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

Currently, the City of Seattle has as a top priority goals and programs that will increase affordable housing. However, because the present goals and tax incentives are focused on smaller units, the number of units that can accommodate families or extended families is gradually being reduced. This leads to intense competition for single family houses and spiraling prices.

Ideally, the stock of family units would be going up to stabilize the cost. However, in practice, even townhouses are getting smaller and outside, useable open space is being reduced to zero. The present policies discourage family housing. The townhouse, once seen as the vehicle to allow more dense family housing and home ownership, has become commoditized. It is now a place to invest money, rather than an investment in a home. Anecdotally, we see young people move in and then leave shortly after the first child arrives. Or worse, no one moves in, the unit stays vacant while prices rise and then is sold for a profit (Commoditization).

Goal U92 is the only goal that mentions the importance of open space for families with children. Exterior open space is important to everyone in the Pacific Northwest. But also important is the size of the units. In 2010, densities in Low rise zones were increased or eliminated under the notion that the price of housing would go down with increased numbers of units on each site. This change increased profits for developers. The other outcomes were more, smaller units and a decrease in the number of single family home buying opportunities.

The Comp Plan needs to clearly commit to building family sized units with more bedrooms and exterior open space. This is the only way to stabilize the cost of home ownership in Seattle.

The proposed amendment would reinforce the commitment to family ownership in housing. The proposed language makes clear that affordable housing for families requires specific building types and site characteristics, not just more tiny units. The goals for “Affordable housing” need to include a commitment to families and a true option to the single family house instead of the more generic “reduce housing costs by building blindly.”

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

The proposed change is consistent with the state growth management act including but not limited to RCW 36.70A.020 (4) which provides: *“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

The proposed change also is consistent with and supports the Puget Sound Regional Council Vision 2040 strategy. Part II: Regional Growth Strategy goals includes the objective to “promote adequate and affordable housing.”

Because the comprehensive plan will guide future adopted regulations, a change to the comprehensive plan is necessary to ensure that proposed policies for family housing be included when changes to taxation and regulations are considered to benefit the interests of the city and community rather than just special interests.

The proposed amendment is not only legal under state and local law, but required by them.

It is practical for the Council to consider the amendment at this time because of the extensive legislative and executive discussion of the needs and objectives of providing affordable housing. The proposed change is not a departure from past goals in that the prior comprehensive plan language and the proposed amendment are closely related. Given the minor nature of the amendment, the Council and staff will have an adequate time to provide due consideration. As indicated above, the amendment is consistent with the overall vision of the 2035 Comprehensive Plan and existing goals and policies of the City of Seattle.

The proposed amendment would not change a neighborhood plan or make a material difference in future city regulatory or funding decisions.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

A comprehensive plan amendment is needed to meet the goals and objectives of the city and the comprehensive plan. Because regulations are required to be consistent with the plan, any changes, incentives or departures regarding the size of multi-family units might not only not advance the goals of the city but could be detrimental to them.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The proposed amendment would be far less detrimental to the community than the existing language. As it now stands, there are financial incentives for building smaller multi-family units. This lowers costs to construct the units and subsidizes smaller units. However, the costs to purchase family-sized units has continued to escalate.

If the proposed language were adopted, future changes to regulations and city decisions on taxes would be encouraged to consider providing more affordable housing for families.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new

goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

See discussion at section 3 above.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

Based on multiple discussions regarding the comprehensive plan before hearings of the Seattle City Council land use committee, at meetings of various community councils, and recommendations made by the Neighborhood Planning and Land Use Committee of the City Neighborhood Council during its review of 2035, there is broad public support for this amendment. Home ownership has tends to stabilize a neighborhood and create more interest in maintaining and improving a neighborhood. The presence of children in a neighborhood creates special bonds between neighbors. These are important to improving neighborhoods and the city.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

No.

Submit the application electronically via email at compplan@seattle.gov

Questions?

Eric McConaghy

Council Central Staff

206-615-1071

eric.mcconaghy@seattle.gov

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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

- A. The amendment is appropriate for the Comprehensive Plan because:
 - It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
 - It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
 - Its intent cannot be accomplished by a change in regulations alone;
 - It is not better addressed as a budgetary or programmatic decision; and
 - It is not better addressed through another process, such as neighborhood planning.
- B. The amendment is legal under state and local law.
- C. It is practical to consider the amendment because:
 - The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
 - City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
 - The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
 - The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the future process for the following year. *(Please Print or Type)*

Applicant: Jimmy Blais Date: May 15, 2017

Email: jblais@gmccinc.com

Street Address: 9125 10th Avenue South

City: Seattle State: WA Zip: 98108 Phone: 206-762-9125

Contact person (if not the applicant): Same

Email:

Street Address:

City: State: Zip: Phone:

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

The Pier One property, generally located at 2130 Harbor Avenue S.W., including Parcel Nos. 76667055250, 7666705255, 7667055472. See map at the end of the amendment.

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: 05/15/2017

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 Elements, maps, and/or policies you propose to amend.

The proposed amendment is a change to the Future Land Use Map ("FLUM") for the property known as the Pier One property, generally located at 2130 Harbor Avenue SW. The amendment would change the FLUM designation of the property from "Industrial/Greater Duwamish Manufacturing Industrial Center" to "Mixed Use/Commercial." The amendment seeks to redesignate the property to allow for a permanent marine mammal rehabilitation center and other permanent supportive/ancillary uses to be located on the property.

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~~.

N/A. The proposal does not propose to change the text of the Comprehensive Plan.

b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

The amendment would not immediately require a change to the Seattle Municipal Code, though the Growth Management Act would require the property to ultimately undergo a rezone (change to SMC 23.32.016, the Official Land Use Map) to maintain consistency between the Comprehensive Plan and the City's zoning and development regulations. This rezone could occur via contract rezone process or a legislative rezone; it is not proposed at this time or as part of this amendment.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed. List the addresses for each property, the current land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent

with Policy LU1.5, which states “Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area.”

Parcel Nos. 76667055250, 7666705255, 7667055472

Addresses: 2130-2144 Harbor Ave. S.W.

The applicant is an employee of the owner of the property, Pier I, LLC.

The properties combined are approximately 6 acres in size, which is a large enough area to warrant a Comprehensive Plan amendment.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

N/A; this amendment proposes a change to the FLUM only.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form).

Please see below.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

The goal and objective of this amendment request is to allow the property to be utilized as a marine mammal rehabilitation facility with other supportive/ancillary uses placed in a new facility. The property must be redesignated in order to allow for this permanent use of the property.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

Ultimately the FLUM change would result in a rezone of the property, leading to the permanent establishment of the marine mammal rehabilitation use and other supportive uses on the property. The net benefit to the community is the placement of a permanent marine mammal rehabilitation center on the property, as well as other uses that can be used/visited by the public. The marine mammal facility is a center for assisting injured and orphaned marine mammals.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change the existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the amendment is consistent with the Washington State Growth Management Action, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

The proposal complies with the following Comprehensive Plan goals and policies:

GS 1.3 Establish boundaries for...manufacturing/industrial centers that reflect existing development patterns; potential access to services, including transit; intended community characteristics, and recognized neighborhood areas.

Response: The property has been vacant and/or underutilized for 25 years and has not included a heavy industrial use during this time. It is on the other side of the designated industrial noise/visual buffer (Jack Block Park) from the rest of the MIC. It should not be included in the MIC and should be redesignated as mixed use/commercial to facilitate shoreline and other related uses of the property.

GS 1.21. Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

Response: The property is not accessible to rail; BNSF will not permit access to the rail tail track. The property is not uniquely accessible to regional highways. The property is accessible to water, though industrial shoreline uses are not possible here. A non-industrial permanent shoreline use in the form of marine mammal rehabilitation and other supportive/ancillary/non-industrial uses is desired in this location.

GS.1.15 Designate areas as manufacturing/industrial centers consistent with the following characteristics and with the CPPs:

- Existing zoning that promotes manufacturing, warehousing, and distributions uses
- Zoning that discourages uses that pose short or long-term conflicts with industrial uses, or that threaten to convert significant amounts of industrial land to nonindustrial uses
- Zoning that strictly limits residential uses and discourages land uses that are not compatible with industrial uses
- Buffers that protect neighboring, less intensive uses from the impacts associated with industrial activity (provided by generally maintaining existing buffers, including existing industrial buffer zones)
- Sufficient zoning capacity to accommodate a minimum of 10,000 jobs
- Relatively flat terrain allowing for efficient industrial processes

- **Reasonable access to the regional highway, rail, air, and/or waterway systems for transportation of goods.**

Response: The property is on the other side of the ‘buffer’ that was required for the redevelopment of Terminal 5, Jack Block Park. Jack Block Park specifically includes berms designed to reduce noise and visual pollution to the surrounding commercial and residential uses. The property’s location on the residential/commercial side of the buffer requires it to not be included in the MIC. The narrow nature of the site, combined with lack of rail access, result in a parcel that is not appropriate for active industrial use. Instead, the goal is to redevelop the property consistent with a shoreline/water related use including a marine mammal rehabilitation facility.

LU 10.1 Designate industrial zones generally where

- **The primary functions are industrial activity and industrial-related commercial functions;**
- **The basic infrastructure needed to support industrial uses already exists,**
- **Areas are large enough to allow a full range of industrial activities to function successfully, and**
- **Sufficient separation or special conditions exist to reduce the possibility of conflicts with development in adjacent less intensive areas.**

Response: The Property is not consistent with this policy for designation of Industrial lands, which is why it should be redesignated. The surrounding property is not industrial. Salty’s Restaurant is directly to the north and residential uses are across the street and up the hill from the property, meaning that the property, if used for heavy industrial uses, would be potentially subject to many complaints. The parcel is not large enough (too narrow) to allow a full range of industrial activities to function; this issue has been studied tirelessly by the property owner. The property cannot access the rail line per missives from BNSF. The property needs to be utilized in a manner consistent with its shoreline nature, and the proposed use is a marine mammal rehabilitation facility and other uses.

GD-P2 Strive to retain existing businesses and promote their viability and growth, with particular emphasis on small businesses.

Response: There is no existing industrial business on the property; it has been used as crane storage and other storage uses for the past approximately 25 years. The change of the property to a use that includes a marine mammal rehabilitation facility and supportive uses will have zero impact on other existing industrial businesses in the MIC, particularly because the property is on the other side of Jack Block Park, which is the “Industrial buffer” from the rest of the industrial areas in the MIC. Redesignating this property has no impact to existing industrial businesses.

GD-P6: Strive to separate areas that emphasize industrial activities from those that attract the general public.

Response: The property is on the other side of Jack Block Park, which is the buffer between the port/industrial use and uses in West Seattle that attract the general public (Salty's, Seaview park, etc.). Jack Block Park itself attracts the general public. This property should not be in industrial use and should be allowed to be utilized as a marine mammal rehab facility with other permanent uses. These uses may also attract the general public, which is why they should be located on the north side of Jack Block Park.

GD-P8. Strive to protect the limited and nonrenewable regional resource of industrial, particularly waterfront industrial, land from encroachment by nonindustrial uses.

Response: This encroachment happened long ago when the choice was made to put the industrial buffer/Jack Block Park to the south of this property, grouping this property with nonindustrial zoning and uses. The waterfront/shoreline nature of the property is an attribute the owners would like to utilize through a marine mammal rehab facility and other uses. The narrow nature of the site does not allow it to be used for industrial uses.

7. Is there public support for this proposed amendment? If the amendment would change the FLUM or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.* text amendments (i.e. have you conducted community meetings, etc.)?

No public outreach has been completed, though it is presumed that outreach would occur during the Comp Plan process.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

It was considered in 2012 and rejected, but not considered and rejected since that time. The Port of Seattle encouraged the property owners to pursue a contract rezone to Industrial Commercial, which the Port ended up not supporting for an unknown reason. The changed circumstances in the last 5 years are that there is a proposed use of the property that includes a marine mammal rehabilitation facility and other uses which cannot be accommodated within the industrial zoning. In addition, the Port of Seattle has

proposed redevelopment of its Terminal 5 facility. It is notable that the Port has not included this property in its redevelopment plans, which makes sense since this property is on the northern side of the Port-required industrial/noise buffer, Jack Block park.

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Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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:
 - 1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
Response: A FLUM is a component of the Comp Plan under GMA.
 - 2. It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 Strategy.
Response: The FLUM change is consistent with the CPPs and PSRC's Vision 2040. This property is not appropriately located to be considered industrial and should not be designated as such.
 - 3. Its intent cannot be accomplished by a change in regulations alone;
Response: No. The property should be redesignated via the comprehensive plan, zoning regulations are not better used to address this large site.
 - 4. It is not better addressed as a budgetary or programmatic decision; and
Response: No budget or program decision could redesignate the property.
 - 5. It is not better addressed through another process, such as neighborhood planning.
Response: it is appropriate to consider the amendment via this amendment process.
- B. The amendment is legal under state and local law.
Response: The amendment is legal.
- C. It is practical to consider the amendment because:
 - 1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
Response: there is no reason why the Council would not have sufficient information to make an informed decision.
 - 2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
Response: There is no reason why City staff cannot conduct sufficient analysis of this proposed change to conduct adequate public review.

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

Response: The amendment is consistent with the vision of the Comp Plan which is to place industrial uses near other industrial uses and not directly adjacent to conflicting uses such as residential and commercial uses. To the extent that this amendment represents a change from industrial designation (though the property has been used for storage for 10 years), the Comp Plan does not support non-buffered lands to be included in the MIC

4. The amendment has not recently been rejected by City Council.

Response: the amendment has not recently been rejected by the City Council.

- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

Response: the amendment is a change to the neighborhood plan (the Duwamish MIC neighborhood). The council should be able to consider this amendment.

- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Response: The amendment will ultimately lead to a rezone as required by GMA.

Map of Proposed Amendment



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Proposed comp plan designation change

☒: area proposed to be changed to mixed use/comm. and taken out of the Burnhamish MLC.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

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(Please Print or Type)

Applicant: Chris Leman

Date: May 15, 2017

Street Address: 2370 Yale Avenue East

City: Seattle *State:* WA *Zip:* 98102-3310 *Phone:* (206) 322-5463

E-mail: cleman@oo.net

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

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:

A handwritten signature in black ink that reads "Chris Leman". The signature is written in a cursive, flowing style.

Date: May 15, 2017

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and, if appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.*

In the Land Use section of the Citywide Planning element, amend the following Land Use Policies as follows:

- Revision of existing LU 5.6: “Establish setbacks in residential areas ~~as needed~~ to allow for the preservation or planting of trees; for adequate light, air, and ground-level open space; to help provide privacy; to promote public health and urban wildlife; for compatibility with the existing development pattern; and to separate residential uses from more intensive uses.
 - Revision of existing LU 5.7: “Employ development standards in residential zones that address the use of the ground level of new development sites to fit with existing patterns of landscaping, especially front yards in single-family residential areas, yard areas in every multifamily lot, and to encourage permeable surfaces and vegetation.”
 - Revision of existing LU 5.8: “Establish tree and landscaping requirements that preserve and enhance the City’s physical and aesthetic character and recognize the value of trees and landscaping in addressing public health, urban wildlife, stormwater management, pollution reduction, heat island mitigation, and other issues.”
- 2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?*

From its adoption in 1994 until the 2016 amendments repealed them, the Comp Plan contained Land Use policies that provided for yard setbacks and trees in all residential areas, including multifamily areas. Unfortunately, the 2016 amendments eliminated most of the protections for yard setbacks and trees in multifamily areas, while retaining them for single family areas. The impact of these changes was to further the ongoing loss of trees and other landscaping in multifamily areas and a consequent reduction in the levels of public health and livability in these multifamily areas. The amendments in Land Use policies 5.6, 5.7, and 5.8 are needed to restore protections for trees, public health, and livability in multifamily areas.

3. *Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)*

This amendment fully meets all of the criteria of Res. 31402. It is consistent with the Growth Management Act, with state and local law, and with countywide and multicounty policies; it cannot be addressed through regulations, budgets, programs, or neighborhood planning; it meets the four elements of practicality; and it is likely to make a material difference in a future City regulatory or funding decision.

4. *What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?*

From its first adoption in 1994 until its revision in 2016, the Comp Plan included specific policies and goals to encourage setbacks and trees in multifamily residential areas. The proposed policy amendments are needed in order to restore to the Comp Plan its role in providing for trees, livability, and the resulting public health in multifamily areas.

Adopting this policy amendment into the Comp Plan provides unique and irreplaceable stability to the City and to the public because the Washington State Growth Management Act (RCW 36.70A) provides for a local Comprehensive Plan unique protections that are present in no other City legislation. The Comp Plan by state law can be amended only once a year, and then only under legally enforceable process requirements.

5. *What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.*

The proposed policy amendments will restore to the Comp Plan its role of providing for trees, livability, and the resulting public health in multifamily areas. In doing so, it will restore the Comp Plan to its rightful place of guiding these decisions. The result will be to show that the City cares as much about the quality of life in multifamily areas as it does in single family areas. The amendments will produce better land use decisions, and greater public trust in these decisions. A wide range of scientific research persuasively shows that trees, landscaping, urban wildlife and open space and light around residences promote psychological and physical health and happiness.

6. *How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the*

Puget Sound Regional Council's Vision 2040
(<http://www.psrc.org/growth/vision2040/>), and the *King County Countywide Planning Policies* (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

The proposed policy amendments give meaning to the Comprehensive Plan as a document that provides not just for housing density, but for public health, ecology, and quality of life. The amendments are completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies. In fact, these amendments will give reality to aspirations for livability that are stated in these documents as well as in the Comp Plan itself.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.

Growth will not be sustained for long if those most affected by it, in urban villages and urban centers, believe (as increasing numbers do) that public officials aren't serious about balancing growth with livability and that these officials are more solicitous of the wishes of developers than of the welfare of their own constituents. It was a step backward in this trust relationship that the 2016 amendments removed this policy guidance promoting trees, landscaping, urban wildlife and open space and light around multifamily residences. Reinstating the previous balance and trust into today's Comprehensive Plan is not only widely supported by the public; it is the only way to avert a worsening backlash against growth and a loss of faith in officialdom.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changes since it was last rejected, or*
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal*

The proposed amendment has not been considered before by the City Council.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

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(Please Print or Type)

Applicant: Chris Leman

Date: May 15, 2017

Street Address: 2370 Yale Avenue East

City: Seattle *State:* WA *Zip:* 98102-3310 *Phone:* (206) 322-5463

E-mail: cleman@oo.net

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

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Date: May 15, 2017

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and, if appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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 amendment would simply restore to today's Comprehensive Plan the original section L61 that was in the first Comprehensive Plan as adopted in 1994. The City originally committed, and with this reinstatement would again commit, to do the following (slightly shortened here, and with underlining to show what is proposed):

1. Monitor development activity annually to identify situations where the rate of growth is different from that anticipated by growth targets, either because: (a) it is occurring too rapidly and may be disruptive; or (b) there is insufficient growth to achieve planned conditions in designated villages.
2. Initiate a special review procedure which should include a review process with the affected community that shall consider the following, or other appropriate actions, if a determination is made that action is needed to address the rate of growth:
 - a. Provide resources to ensure rapid completion or revision of a neighborhood plan to better address how growth is to be attracted or discouraged;
 - b. Propose rezone actions or changes to development standards to reduce development activity, or, depending on the circumstances, increase development opportunities;
 - c. Make commitments for specific public improvements to mitigate the impacts of added growth or as incentives to attract desired growth; and/or
 - d. Establish annual development targets to more closely monitor the rate of growth in the affected area.

[Note on source: The City Council passed Seattle's original Comprehensive Plan on July 25, 1994 as Ordinance #117221. The only on-line version of the ordinance is a PDF scan: http://clerk.seattle.gov/~archives/Ordinances/Ord_117221.pdf (not searchable). Within the document, Section L-61 can be found on the original pages 29-30, or pages 35-36 as assigned by the PDF format.]

2. *For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?*

Reinstating section L-61 from the original Comprehensive Plan is urgently needed now because its repeal in the late 1990s--done by the Mayor and City Council of that era without real notice to or consultation with the public--upset the balance between growth and livability that made the urban villages approach widely acceptable.

The 37 neighborhoods that the 1994 Comprehensive Plan designated as urban villages and urban centers were promised that, via neighborhood planning, they could take or leave their urban village or urban center classification. All accepted to remain as urban villages or urban centers, largely on the promise that while growth would come, it was to be at no more than a level consistent with livability; that public investments would bring public investments in amenities; and that growth expectations for some urban villages would be scaled back and others increased if growth turned out to be poorly distributed across Seattle and if livability were under threat.

The most important part of the promise made to the urban villages by the 1994 Comprehensive Plan ordinance was its section L-61 which established a strong process whereby areas that had met their growth targets could count on City officials to pause further growth to ensure that sufficient amenities were mitigating the impacts felt so far. If further growth in a particular urban village or urban center proved not acceptable or sustainable, that neighborhood could count on City officials to call a halt to further growth there and to direct it elsewhere.

Unfortunately, in one of the baldest "bait and switch" maneuvers in Seattle history, the then Mayor and City Council within years gutted section L-61, leaving the urban villages with unbalanced growth and little faith that livability would be more than a slogan. In an Orwellian reversal of meaning, the "urban village strategy" increasingly became a way to deny to urban villages and urban centers the balancing protections for village-like livability that they were promised by the 1994 Comprehensive Plan and especially its now-lost section L-61.

3. *Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)*

Section L-61 was a promise crucial to passage of the 1994 Comprehensive Plan, and its quiet repeal was a broken promise of biblical proportions. Reinstating section L-61 is essential to save the Comprehensive Plan from being just a growth program and from the division that stems from it being recognized as such. Attempts outside the Comprehensive Plan to balance growth with livability and to reassure the public that its concerns are heard have not worked and will not work; only by reinstating section L-61 in the Plan can the Mayor and City Council restore the balance and trust under which the urban centers and urban villages were originally established.

Of course, that section L-61 was once in the Comprehensive Plan means that it has already been fully vetted by the Law Department, so is available to be quickly reinstated after being so unwisely and unfairly removed.

4. *What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?*

The Comp Plan is the only proper place for this policy, as it related to the administration of the Comp Plan itself. Addressing this issue in any way other than amending the Comp Plan is therefore impossible. The proposed policy amendment is needed in order to restore to the Comp Plan the balance and trust that accompanied the original adoption of the Comp Plan in 1994.

5. *What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.*

Amending the Comprehensive Plan as proposed here--not adding something new, but restoring the values and the checks and balances that inspired the Plan's original 1994 adoption--will ensure that growth is made livable and acceptable for those who live or work in the urban villages and urban centers. Producing more balanced and sustainable development via section L-61 will increase the public's buy-in. By thus reversing the backlash against growth, the proposed amendment will make growth truly sustainable.

The Comprehensive Plan's statements of vision, goals, objectives, and policies still widely speak about livability and public involvement, but too often they now are only words that are contradicted on the ground by rapacious growth, by government's deafness to public concerns, and by the lack of current tools to balance growth with livability. Restoring the balance and assurance of the section L-61 process will redeem the current Comp Plan's best claims to livability and democracy and will rescue them from empty irrelevance.

6. *How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).*

The proposed policy amendment gives meaning to the Comprehensive Plan as a document that provides for pedestrian safety and convenience. The Comprehensive Plan's statements of vision, goals, objectives, and policies still

widely speak about livability and public involvement, but too often they now are only words that are contradicted on the ground by rapacious growth, by government's deafness to public concerns, and by the lack of current tools to balance growth with livability. Restoring the balance and assurance of the section L-61 process will redeem the current Comp Plan's best claims to livability and democracy and will rescue them from empty irrelevance.

The amendment is completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

7. *Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

Growth will not be sustained for long if those most affected by it, in urban villages and urban centers, believe (as increasing numbers do) that public officials aren't serious about balancing growth with livability and that these officials are more solicitous of the wishes of developers than of the welfare of their own constituents. The public yearns for the true, open, and voluntary compromise struck by the 1994 Comprehensive Plan and by the promise in section L-61 of fair treatment that was so unjustly snatched back within a few years of the Plan's first adoption. Reinstating the previous balance and trust into today's Comprehensive Plan is not only widely supported by the public; it is the only way to avert a worsening backlash against growth and a loss of faith in officialdom.

8. *Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:*

- *How the proposal has changes since it was last rejected, or*
- *Changed circumstances since the proposal was last considered that support reconsideration of the proposal*

This amendment has not specifically been submitted in the past. While a similar amendment was submitted in the past, it never has been docketed for study in the Comp Plan amendment process; and public records requests have not found any evidence that it has received actual study by the City Council staff.

City of Seattle
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(Please Print or Type)

Applicant: Chris Leman

Date: May 15, 2017

Street Address: 2370 Yale Avenue East

City: Seattle *State:* WA *Zip:* 98102-3310 *Phone:* (206) 322-5463

E-mail: cleman@oo.net

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

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REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and, if appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.*

In the Citywide Planning element, adopt the following Land Use Policy:

- In order to maintain the character of Seattle's neighborhoods and retain existing affordable housing, discourage the demolition of residences and displacement of residents, while supporting redevelopment that enhances its community and furthers the goals of the Plan.
- 2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?*

From its adoption in 1994 to the 2016 update when this provision was repealed, the Comp Plan included the above-proposed language as Land Use Policy LU-11. The 2016 amendments repealed it from the Comp Plan. What replaced it were these two Housing policies that contain no language discouraging demolition, and only speak of mitigating its effects:

H 2.6 Seek to identify affordable housing at risk of demolition and work to mitigate the displacement of residents ahead of planned upzones

H 5.25 Work to mitigate the potential demolition of housing units that are affordable to low-income households without subsidies.

- 3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)*

This amendment fully meets all of the criteria of Res. 31402. It is consistent with the Growth Management Act, with state and local law, and with countywide and multicounty policies; it cannot be addressed through regulations, budgets, programs, or neighborhood planning; it meets the four elements of practicality; and it is likely to make a material difference in a future City regulatory or funding decision.

4. *What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?*

From its first adoption in 1994 until its revision in 2016, the Comp Plan included this exact language as Land Use Policy LU-11. The language should be adopted in order to restore to the Comp Plan a balance in discouraging demolition while supporting compatible redevelopment.

Adopting this policy amendment into the Comp Plan provides unique and irreplaceable stability to the City and to the public because the Washington State Growth Management Act (RCW 36.70A) provides for a local Comprehensive Plan unique protections that are present in no other City legislation. The Comp Plan by state law can be amended only once a year, and then only under legally enforceable process requirements.

5. *What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.*

It is well documented that many people with moderate or low incomes live in older or smaller buildings that can be threatened with redevelopment that can drive them from their homes. The proposed policy amendment will restore to the Comp Plan its recognition that demolition can contribute to housing displacement; the amendment also establishes that there should be a balance in also supporting compatible development. Restoring the Land Use Policy will thus produce better land use decisions, and greater public trust in these decisions.

6. *How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).*

The proposed policy amendment gives meaning to the Comprehensive Plan as a document that balances the undeniable displacement from demolition with the opportunity to provide additional housing from redevelopment. The amendment is also completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies. In fact, this amendment will give reality to aspirations for affordable housing that are stated in these documents as well as in the Comp Plan itself.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.

Growth will not be sustained for long if those most affected by it (especially through loss of their homes) believe (as increasing numbers do) that public officials aren't serious about balancing growth with displacement. City officials must show that they are not more solicitous of the wishes of developers than of the welfare of their own constituents. It was a step backward in this trust relationship that the 2016 amendments removed this Land Use Policy from the Comp Plan. Reinstating the previous balance and trust into today's Comprehensive Plan is not only widely supported by the public; it is the only way to avert a worsening backlash against growth and a loss of faith in officialdom.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changes since it was last rejected, or*
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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.*

In the Land Use section of the Citywide Planning element, adopt the following two Land Use Policies:

- “Establish zone and rezone criteria and procedures that will guide decisions about which zone will provide the best match for the characteristics of an area and will most clearly further City goals.”
 - “Ensure that zoning, rezones and conditional uses are done with public notice, outreach, and inclusiveness; and with a regard for local conditions, community preferences and neighborhood plans.”
2. *For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?*

From its adoption in 1994 until the 2016 amendments, the Comp Plan contained guidance regarding zoning and rezoning criteria and for conditional uses. However, in the 2016 amendments, this guidance was repealed by, for example, the deletion of policies LU1, LU3, LU5, LU76, and LU164. In their place, the Comp Plan’s process and substance guidance is mainly limited to the following definitions (pp. 191-98):

Zones: Designations adopted by City ordinance and applied to areas of land to specify allowable

Rezone criteria: A set of considerations specified in the Land Use Code that helps determine the appropriate locations for applying the City’s various zoning designations.

Conditional use: A use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to public health, safety, and welfare, or issues that may impair the integrity and character of the zoned district.

These definitions do not provide meaningful guidance in the process and substance of zoning, rezone, and conditional use decisions. Such guidance is

now lacking in the Comprehensive Plan. This lack of guidance is not sustainable, and invites public distrust of the City's decisions on zoning, rezones, and conditional uses. The proposed policy amendment would restore guidance for the process and substance of decisions on zones, rezones and conditional uses.

3. *Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)*

This proposed policy amendment fully meets all of the criteria of Res. 31402. It is consistent with the Growth Management Act, with state and local law, and with countywide and multicounty policies; it cannot be addressed through regulations, budgets, programs, or neighborhood planning; it meets the four elements of practicality; and it is likely to make a material difference in a future City regulatory or funding decision.

4. *What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?*

The current problem is precisely that the Comprehensive Plan lacks guidance for the process and substance of zoning, rezones, and conditional uses. Addressing this problem in any way other than amending the Comp Plan is therefore impossible. From its first adoption in 1994 until its revision in 2016, the Comp Plan included specific policies and goals to govern the process and substance of zones, rezones and conditional uses. The proposed policy amendment is needed in order to restore to the Comp Plan its central role in guiding the process and substance for how the Land Use Code addresses zoning, rezones, and conditional uses.

Adopting this policy amendment into the Comp Plan provides unique and irreplaceable stability to the City and to the public because the Washington State Growth Management Act (RCW 36.70A) provides for a local Comprehensive Plan unique protections that are present in no other City legislation. The Comp Plan by state law can be amended only once a year, and then only under legally enforceable process requirements.

5. *What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.*

The proposed policy will restore to the Comp Plan its role of providing process and substantive guidance in zoning, rezone and conditional uses decisions. In doing so, it will restore the Comp Plan to its rightful place of guiding these decisions. The result will be better land use decisions, and greater public trust in these decisions.

6. *How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).*

The proposed policy amendment gives meaning to the Comprehensive Plan as a document that truly governs the City's process and substantive decisions on land use. It is completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

7. *Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

Growth will not be sustained for long if those most affected by it, in urban villages and urban centers, believe (as increasing numbers do) that public officials aren't serious about balancing growth with livability and that these officials are more solicitous of the wishes of developers than of the welfare of their own constituents. Over the years, an important contributor to public trust has been the Comp Plan's process and substantive guidance for decisions on zones, rezones, and conditional uses. It was a step backward in this trust relationship that the 2016 amendments removed this policy guidance. Reinstating the previous balance and trust into today's Comprehensive Plan is not only widely supported by the public; it is the only way to avert a worsening backlash against growth and a loss of faith in officialdom.

8. *Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:*

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

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- 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.*

In the Transportation section of the Citywide Planning element, establish as a new Transportation Policy applying to all urban centers and urban villages, the following: "Discourage pedestrian grade separations, whether by skybridge, aerial tram, or tunnel, to maintain an active pedestrian environment at street level."

Explanation. The amendment would protect and enhance the pedestrian environment at street level by discouraging skybridges, aerial trams, and tunnels in all urban centers and urban villages.

- 2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?*

The Seattle Municipal Code [SMC 15.64] contains strong language discouraging skybridges throughout Seattle and requiring the City Council to reject skybridge petitions "unless it finds that the skybridge is in the public interest and no reasonable alternative to the skybridge exists." However, the Seattle Municipal Code does not have similar language regarding pedestrian tunnels or aerial trams.

Exception for language in the Downtown and Eastlake portions of the Neighborhood Plan element, the Comprehensive Plan contains no guidance regarding skybridges, aerial trams, or tunnels. Given these various omissions by both the Municipal Code and the Comprehensive Plan, it is important for the Comprehensive Plan to be updated to apply to all urban centers and urban villages the same policy that has for many years applied only to downtown: "Discourage pedestrian grade separations, whether by skybridge, aerial tram, or tunnel, to maintain an active pedestrian environment at street level."

- 3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)*

This amendment fully meets all of the criteria of Res. 31402. It is consistent with the Growth Management Act, with state and local law, and with countywide and multicounty policies; it cannot be addressed through regulations, budgets, programs, or

neighborhood planning; it meets the four elements of practicality; and it is likely to make a material difference in a future City regulatory or funding decision.

For the Comprehensive Plan's many goals and policies to have meaning when they state a priority for maintaining an active pedestrian environment, the proposed transportation policy similar language to DT-T8 about pedestrian skybridges, aerial trams, and tunnels should apply to all urban centers, not just to downtown. The Comprehensive Plan's current failure to address skybridges, aerial trams, and tunnels in urban centers is a serious omission and there is no reasonable alternative to correcting it by adopting the proposed amendment.

4. *What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?*

The Seattle Municipal Code has not proven adequate to the task of protecting the public interest in City decisions about skybridges, aerial trams, or tunnels. Despite the very strong language against skybridges, the City Council has repeatedly approved new ones and renewed the permits for existing ones. Clear guidance in the Comp Plan is needed in order to restore some balance and reality to the permit process.

Adopting this policy amendment into the Comp Plan provides unique and irreplaceable stability to the City and to the public because the Washington State Growth Management Act (RCW 36.70A) provides for a local Comprehensive Plan unique protections that are present in no other City legislation. The Comp Plan by state law can be amended only once a year, and then only under legally enforceable process requirements.

5. *What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.*

If adopted, the new policy will benefit the pedestrian environment at street level by making it less likely in urban centers that skybridges, aerial tramways, and tunnels will be constructed across the street right of way. Scarce public and private resources will go into improving pedestrian conditions for all, not just for those few with access to the skybridges, aerial tramways, and tunnels. The result will serve equity as well as the general pedestrian experience. The Comprehensive Plan's many references to promoting pedestrian convenience and safety will thus be given greater meaning, rather than appearing to be empty rhetoric.

The absence of a policy discouraging skybridges, aerial trams, and tunnels in the urban centers and villages other than downtown probably represents an oversight rather than deliberate policy, as that exact same language applying to the downtown urban center was adopted without controversy.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

The proposed policy amendment gives meaning to the Comprehensive Plan as a document that provides for pedestrian safety and convenience. The amendment is completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies.

7. *Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

Both generally and as they apply to specific urban centers, the goals and policies of the Comprehensive Plan contain hundreds of affirmations of the priority of the street-level pedestrian environment. This policy amendment would make the Comprehensive Plan's policies more consistent with its rhetoric. It would also bring to the Comprehensive Plan the weight of enlightened urban design principles, which strongly discourage skybridges, aerial trams, and tunnels across street rights of way when street-level pedestrian improvements are feasible. The amendment would thus place a higher priority than the Comprehensive Plan yet does on maintaining a vital street-level pedestrian environment in all urban centers, not just downtown. It would also rescue the City's skybridge ordinance from the current cynicism with which is now applied.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

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To the section on Operating and Maintaining the Transportation System (pp. 90-91) Transportation Element, add the following new policy between policies T-8.3 and T-8.4:

- It is far more cost-effective, when possible, to reduce or avoid road and bridge damage than to repair it afterwards. Thus (for example) place a high priority on minimizing damage from vehicles that are heavier than would normally be allowed on Seattle's roads and bridges (especially some vehicles that are owned, franchised, or contracted by the City, counties, School District, and Sound Transit.

Explanation: According to engineering studies conducted by WSDOT, SDOT, and many universities and professional organizations, an unusual proportion of damage to our roads and bridges is caused by heavy vehicles. The damage increases exponentially with weight--at heavy vehicle weights, a slight increase in weight causes a substantial increase in damage. An unusual amount of damage is done by those vehicles that exceed the normal weight limits established by state law either because they are breaking the law, or because state or federal exemptions allow certain types of vehicles to be heavier than would normally be allowed.

According to studies that SDOT has done over the years, some of the worst damage to Seattle's roads and bridges is caused by extra-heavy public transit buses. This finding is echoed in other cities. Austin, Texas, for example, found a few years ago that 70 to 90 percent of its arterial damage is caused by transit buses. The evidence is all around us, as the streets that the buses use have cracked the concrete pavement, and the asphalt pavement is curled up as if by a plow. The weight of these buses would cause them to be prohibited from our streets if the state legislature and then Congress had not completely exempted them from weight regulations—and if Metro and other transit agencies were not exploiting this exemption by purchasing extra-heavy buses that would otherwise be banned.

Seattle's streets and taxpayers are hostages to the bus purchasing choices of the counties, Sound Transit, the School District or their contractors. Although some transit buses are within reasonable weight limits, most are heavier (some even when

empty) than would otherwise be allowed on our roads and bridges. The "hybrid electric" buses that are now popular are especially heavy because they are both diesel and battery/electric motor powered--and thus even when empty, are the heaviest vehicles on the road, with every trip doing unnecessary damage to Seattle's roads and bridges. Even the electric trolley buses, which once were well within the weight limits that would apply if buses were not exempt, are creeping up in weight because Metro has no incentive to choose models that are not overweight.

The City of Seattle can no longer afford to sit on its hands, and insist to Metro and the other public transit agencies that they reduce or eliminate their use of extra-heavy buses that exceed normal weight limits, could not even be on the road without a legislative exemption, and assuredly are doing huge damage every day to Seattle's roads and bridges.

The other heaviest vehicles that are legally damaging our streets are Seattle's own fire trucks, which enjoy a state exemption from any weight limits. No one questions that, in emergency runs, some road and bridge damage is acceptable. But most of the operation of Seattle's fire trucks at weights that require use of this legislative exemption is other than during emergency runs. Because Seattle has done little to ensure reasonable limits on the Fire Department's non-emergency exploitation of the legislative exemption on truck weight, street damage from extra-heavy fire trucks is far more extensive than necessary for public safety. Until the Mayor, City Council, and SDOT insist, there is no incentive for the Fire Department to operate its trucks at weights that do not require the legislative exemption, or to purchase trucks and aid cars that, when loaded, do not require the legislative exemption.

Damage to its streets is also caused by the City's own contractors' garbage and recycling waste trucks, which under state law enjoy a state exemption allowing them to weigh considerably more than any other truck (other than fire trucks). The Washington State Department of Transportation has found that solid waste trucks do more road and bridge damage than any other kind of truck, and for this reason, WSDOT does not allow them on state highways when they would need the special exemption for more weight. Seattle neither orders its own solid waste contractors not to use the special exemption for more weight; nor does it even incentivize them not to. These solid waste trucks are everywhere, especially on roads and alleys that are already in the worst shape, and for which there are virtually no restoration funds available from transportation levy funds, which go almost exclusively to arterials.

The City of Seattle must cease its long abdication of responsibility, and place a weight limit on its solid waste contractors. The City should either require its contractors not to operate at a weight more than the normal state limits (that is, the contractors would not use the state's exemption for overweight solid waste trucks), or the City should provide them financial incentives not to make use of this exception.

In 2001 (yes, 16 years, and tens or hundreds of millions of dollars in road and bridge damage, ago), after the author suggested this policy, Seattle Public Utilities' Solid Waste Contract Manager replied as follows:

Your suggestion on contract incentives to use smaller trucks is an excellent one. Our current contracts did not contain this incentive in the Request for Proposals and there is no contract language covering this issue. However, we can and will include this type of incentive in any new contract offerings. We could also ask for differing proposals and prices. One proposal and price would require that the contractors only use collection vehicles that do not exceed a certain weight. An alternate proposal could encourage the incentive of "bonus" payments if the use of large overweight trucks were kept to a minimum. Asking for two proposals and prices, one of which would be for light trucks, would enable the City to see the different collections prices and compare it to the cost of road deterioration/maintenance. Other advantages of using lighter, smaller trucks are that there should be fewer incidences of property damage and fewer trucks in a collection area (as a smaller truck can serve the narrow alleys and streets). It is unfortunate that we did not include this type of language in our current contracts. This issue was just not on our radar screen as we were preparing the RFP.

Unfortunately, this gentleman retired, and those who replaced him were not of the same mind. Since then, the many requests for proposals, and contracts, that SPU has issued contained none of the promised improvements, with the result of mounting and unnecessary damage to our roads and bridges.

The City's drain and sewer-cleaning vactor trucks reach the legal weight limit when they are only half full, and there is no legislative exemption available allowing them to be heavier. Yet it is common for the vactor trucks to be operated well over half full, at weights that are illegal and are causing serious damage to City streets. Illegal truck weights are also reached by City solid waste contractors, as SDOT and SPU found more than a decade ago when the City Council insisted on surprise weight checks, showing that many solid waste trucks were heavier than was allowed, even with the legislative exemption.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

Until it was repealed in the 2016 Comp Plan update, policy T-70 committed the City to "pursue strategies to finance repair of road damage from heavy vehicles in a way that is equitable for Seattle's taxpayers." However, the Comprehensive Plan did not then, and does not have any provision to discourage road damage from heavy vehicles *before* it happens. It did not make sense prior to 2016 for the Comp Plan to be concerned about road damage from heavy buses but to do nothing to prevent it; it makes even less sense for the current Comp Plan to ignore the problem completely. And it is hardest to justify that some of the worst damage is being done by trucks that are owned by the City (such as fire trucks and drain and sewer-cleaning vactor trucks) or by its own solid waste contractors.

As stated in the transportation policy proposed here, "It is far more cost-effective, when possible, to reduce or avoid road and bridge damage than to repair it afterwards...." The Comprehensive Plan will continue to be out of balance until it

adopts this policy and its continuation: "... Thus (for example) place a high priority on minimizing damage from vehicles that are heavier than would normally be allowed on Seattle's roads and bridges (especially some vehicles that are owned, franchised, or contracted by the City, counties, School District, and Sound Transit.)"

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

This proposed policy amendment fully meets all of the criteria of Res. 31402. It is consistent with the Growth Management Act, with state and local law, and with countywide and multicounty policies; it cannot be addressed through regulations, budgets, programs, or neighborhood planning; it meets the four elements of practicality; and it is likely to make a material difference in a future City regulatory or funding decision.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

This proposed amendment to add a new transportation policy will protect the City's infrastructure, and it can do so only by being in the Comprehensive Plan. The Comp Plan has many references to public infrastructure and how to fund its repair, but nothing on the more cost-effective measure of preventing unnecessary damage in the first place. Until it corrects this long-standing omission, the Comp Plan will continue to keep taxpayers on the hook for expensive damage that could be avoided in the first place.

Of course, it would be desirable for the Mayor to issue an executive order and to demand more from Department heads and from Metro, for the City Council to pass an ordinance or resolution, and for SDOT to stand up for its roads and bridges, but none of these actions would obviate the need to amend the Comprehensive Plan. The ongoing purchase of increasingly super-heavy buses by Metro and other transit agencies, without intervention by any level of City government, shows that it is simply not working to leave this important new policy out of the Comprehensive Plan.

It's long past time for the City Council to demand candid engineering advice from SDOT, whose lack of advocacy against the current City's lack of stewardship of its roads and bridges will continue or even increase the road and bridge maintenance gap with repair funds so scarce. If there are political constraints against the executive branch acknowledging the amount of road and bridge damage being done by extra-heavy vehicles, the City Council must seek outside advice, including from engineers in professional associations and universities.

Some have claimed that this issue should be addressed only in the Transportation Strategic Plan, not in the Seattle Comprehensive Plan. But procedures for adopting, revising, and implementing the Transportation Strategic Plan are notoriously lax, with none of the procedural protections that apply to the Comprehensive Plan. Only the

Comprehensive Plan is governed by state law, and only it has strong requirements for public notice and comment and against changing it more than once a year.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

The huge and growing street damage from extra-heavy vehicles discussed above is well documented by many public agencies and academic researchers, including documents in SDOT's own files. Expensive and growing damage to our streets and bridges will be reduced by this proposed policy for the Comprehensive Plan.

By avoiding unnecessary damage, funds that would otherwise be needed for repair will be available for other needs, or can stay in the taxpayers' pockets. There will also be benefits to safety. Bridges will be less likely to fall, and roads will be safer to navigate for motor vehicles, bicycles, and pedestrians.

The Comprehensive Plan is full of good rhetoric about proper stewardship of Seattle's capital facilities, but has not produced the proactive efforts that are needed to ensure protection of City infrastructure. The brief transportation policy proposed here will give practical meaning and result to the rhetoric.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

Because of the high cost of this unnecessary bus and truck damage to Seattle's roads and bridges, taxpayers will support this text amendment by a wide margin. When, under the leadership of City Council President Jeannette Williams, Seattle pressed this issue with Metro in the 1980s, it received wide public support. It has been over 30 years since Seattle City government has fostered serious study and discussion of the issue, and when it does, the wide public support will be clear.

A failure of Seattle to act on this issue has caused literally hundreds of millions of dollars in unnecessary road damage, much of it self-inflicted by government vehicles. Not to adopt this amendment will condemn the City to continued unnecessary road damage to its roads, at the very time when maintenance funds are tight and public confidence is needed to enlarge them. "When you are in a hole, the first thing is to stop digging." By adopting this Comprehensive Plan amendment, the City will and must take that first step to stop the unnecessary damage to its streets and bridges.

The amendment is completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies. Its adoption would place Seattle in a leadership role regionally and nationally in addressing this problem, which can so easily free up public funds now needed to repair unnecessary street damage.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.

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A failure of Seattle to act on this issue has almost certainly caused well over a hundred million dollars in unnecessary road damage, much of it self-inflicted by government vehicles. Not to adopt this amendment will condemn the City to continued unnecessary road damage to its roads, at the very time when maintenance funds are tight and public confidence is needed. "When you are in a hole, the first thing is to stop digging." By adopting this Comprehensive Plan amendment, the City will and must take that first step to stop the unnecessary damage to its streets and bridges.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changes since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal

This amendment has not specifically been submitted in the past. A related amendment was docketed for study in the mid-1990s, and the City Council actually adopted it, but subsequent proposals were not docketed, and this language was gradually weakened over the years, being completely eliminated in the 2016 update. It is urgent for this proposed transportation policy to be docketed for study in the Comp Plan amendment process.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose a change in the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year.

(Please Print or Type)

Applicant: Chris Leman

Date: 5/15/17

Street Address: 2370 Yale Avenue E.


City: Seattle State: WA Zip: 98102-3310 Phone: (206) 322-5463

Email: cleman@oo.net

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

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:

A handwritten signature in black ink that reads "Chris Leman". The signature is written in a cursive, flowing style.

Date: 5/15/17

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 amendment would create a new section of appendix of the Comprehensive Plan. This new element or appendix would be entitled, "Open and Participatory Government." It would include goals, objectives, and policies covering government overall, including but not limited to the other elements of the Comprehensive Plan.

The purpose of any plan is to provide goals and a strategy and a system of steps to move in that direction. The Comprehensive Plan contains plans for Seattle's physical and cultural development, but it lacks any plan for Seattle's democratic development. Open government depends, of course, on obedience to laws on open public meetings and the disclosure of public records. But Seattle's government should not simply wait for the public to ask it for information or hope that they will pay attention to what it is doing. Seattle's government should make it easy for the public to be informed about and to participate in the decisions being made in the public's name.

Seattle should have a plan that enables the public to find out what its government is doing. Its plan should outline its goals, objectives, and policies for decision processes that maximize the possibility of public input before decisions are made. Seattle should plan for proactively maximizing the quantity and quality of public access to its documents, meetings, and other activities.

Following are best practices suggested for the new "Open and Participatory Government" element or appendix of Seattle's Comprehensive Plan. These suggestions are only illustrative. The Mayor and City Council are encouraged of course to select from these suggestions, but also to develop their own lists, for goals and policies that would be adopted in the new Open and Participatory Government element or appendix of the Comprehensive Plan.

Mayor and executive branch

- The Mayor and executive branch shall lead in promoting open and participatory government

- Ensure that executive branch personnel feel free to respond to questions from the public and the press, without need for permission from superiors or political appointees
- Post on the City web site the schedule of the Mayor and key appointees
- Manage the “paper cuts” program in a way that does not deny paper posters, notices, and mailings from members of the public who otherwise would not receive a notice or announcement
- The Department of Neighborhoods, Department of Information Technology, Seattle Department of Transportation, and other agencies should not (as they do currently) require applicants for funds to file on-line even if the applicants and recipients are not equipped with the technology and skills to do so
- Ensure that public-private partnerships do not become a substitute for public planning
- Prohibit City non-political personnel from lobbying for legislation with the City Council on City time or with City resources

City Council

- Involve the City Council at all stages in writing and approving the new "Open and Participatory Government" element or appendix of the Comprehensive Plan
- Publicize meetings of the City Council and its committees widely, well beyond what is minimally required by state law
- Well in advance of meetings of the Council and its committees, provide on the web site, as links to the agenda, those documents that will be discussed, including amendments likely to be offered
- Make it clear in publicity that “retreats” and similar gatherings are official public meetings. Preferably, avoid use of the word “retreat,” as it may make the public feel unwelcome.
- Legislative “retreats” that are public meetings under the Open Public Meetings Act will be held in City buildings within the City of Seattle, and will be audio and/or video recorded
- Audio record all executive (closed) sessions of the City Council, with independent legal review to ensure that the public was excluded only in compliance with the Open Public Meetings Act
- Without a declaration by the City Council that the matter justifies a departure from this practice, the Council will not take action either (1) on the same day as a hearing, (2) soon after a committee recommendation, or (3) on a measure that has not been referred to a committee for its consideration
- Offer paper copies (at least for inspection purposes) at meetings of the Council and its committees so that members of the public have the full text of all proposals that are being discussed or acted upon
- Accompany all legislation with a clear written explanation of what is being proposed
- For each quarterly budget adjustment, do public outreach and hold at least one public meeting outside of business hours

- Assign open and participatory government as the named mission of a City Council committee that makes recommendations for legislation and for the City Council's own practices
- Prohibit legislative staff from lobbying City Councilmembers for legislation (such a prohibition has long been in place in the Washington state legislature)
- Require disclosure of efforts to lobby the City Council by members of the executive branch and by other governmental entities (currently these lobbying efforts are exempted from the City's lobby disclosure ordinance)

City Attorney

- Work with the Mayor and City Council to release to the public and post on the City web site the legal advice that has been provided to them, in instances where there are no pending legal proceedings
- Issue public opinions on legal matters for public review, including on questions posed by the public (as is done by the state Attorney General)
- Advise the executive branch and City Council on proactive ways to be open and participatory that go beyond the minimal legal requirements of state law

Municipal Court

- Post all court-related documents (except those whose disclosure could unfairly affect a pending case) on web sites for free access by the public
- Expand the telecast and webcast of courtroom proceedings

Hearing Examiner

- Allow all filings to be made electronically (not just those that are short in length)
- Webcast all hearings

Advisory boards and commissions

- On the City web site, provide full information about all City boards and commissions, such as about their procedures and how their members are selected
- Widely publicize the meetings of City boards and commissions, and hold them in rooms large enough and at locations convenient for the public to attend
- Declare board and commission meetings to be public meetings, whether or not this is required under the Open Public Meetings Act (which applies only to advisory committees created by ordinance or charter)
- Make it clear in publicity that "retreats" and similar gatherings are official public meetings. Preferably, avoid use of the word "retreat," as it may make the public feel unwelcome.
- Webcast the meetings of boards and commissions
- Adopt ethical standards for agencies and public officials regarding what is appropriate and inappropriate in their efforts to influence a decision by an advisory board or commission

- Allow each board or commission to select its own leadership, by-laws, procedures and agenda, subject to the following requirements:
- Operate by Robert's Rules of Order, but strive for consensus
- Circulate the draft agenda prior to each meeting and adopt it (with any revisions) at the beginning of the meeting
- Distribute the draft minutes well before the meeting at which they will be approved, in order to allow time for board or commission members, and members of the public, to suggest revisions
- Those present who are not board or commission members should be provided a reasonable opportunity to comment at meetings. This opportunity should normally be at the outset of the meeting or agenda item, not after the board or commission has acted or at the end of the meeting. Alternatively, provide members of the public the informal opportunity to participate in discussion throughout the meeting.
- Quickly post on the web site the draft agenda, draft and final minutes, and other documents
- Decision documents being referred to during a meeting shall be available in the meeting room in paper form, at least for inspection purposes, to members of the public who are in attendance, prior to any public comment period
- Where possible, materials relating to agenda items will be posted on the web site some days prior to the meeting in order to allow board and commission members, and the public, to read and consider them beforehand
- When decision documents are provided to committee members prior to the meeting, place them on the web site so that members of the public may review them beforehand

Seattle Channel

- Restore the previous practice, in addition to live broadcast of the meetings of the City Council and its committees, of rebroadcasting these meetings on weekday evenings and in the daytime on Saturdays and Sundays. Create a separate TV cable channel for arts programming, to restore the rebroadcast of the meetings of the City Council and its committees that were lost some years ago when Arts coverage was greatly expanded. Ensure that City Council meeting rebroadcasts again occur around the clock, especially during prime time and daytime hours.
- Greatly increase the broadcast, rebroadcast, and webcast of meetings of City boards and commissions
- Provide closed captioning for City Council meetings

City web site(s)

- Ensure that in the agendas for all meetings of the City Council and its committees, one click will take the reader straight to the text of the proposed legislation and any proposed amendments (the new system of legislative information that became effective in February 2015 has made it more difficult for members of the public to access the text of proposed legislation)

- Include with proposed or adopted legislation, and in a timely way, all attachments that are referred to in the legislation; and include all staff reports that were shared with the City Councilmembers
- For proposed or adopted legislation and in a timely way, post all drafts and proposed amendments and all attachments that are referred to in the legislation
- Keep web sites up to date (prompt posting of meeting announcements and of documents that are referred to at the meetings)
- Include on public web sites many documents that the public is likely to request, thereby greatly reducing the burden on the public and on government of public records requests
- Allow access by the public to Seattle's "inweb" (internal web site). Withhold internet access to the "inweb" only for documents that are legally exempt under the Public Records Act. Provide access for the public to the many manuals and other documents that are on the inweb.
- Publish the Applied Program Interface (API) of the City web site, making it easier to move content to other web sites and applications
- Provide custom feeds such as RSS (Really Simple Syndication) that update a user on his or her preferred topics
- Facilitate social and interactive features
- Enable advanced search that goes beyond text matching (e.g. multidimensional search, searches for ranges of dates or other values, and searches based on complex and/or logical queries)
- Enable access by smart phones and other alternatives to the desktop computer

Public documents

- Archive all electronic documents for at least six years (the normal statute of limitations for felonies). Stop destroying most e-mails after 45 or 60 days.
- Never assign to those who created a document the sole decision on deleting it; allow them to designate the documents they propose to delete, but have that decision made by someone without a potential conflict of interest
- Proactively provide paper copies (e.g. newsletters, posters) for those people who have limited or no access to a computer
- Preserve all public documents, including instant messages, text messages, voice mails, and social media postings
- Save documents in the original format, including metadata. If portable document format (PDF) is used, save from the digital version rather than by scanning, which loses the original formatting and greatly reduces the possibilities or search and analysis and eliminates the original document's metadata.
- Do not deliberately record over backup tapes or other backup media; use them as a backup for archival systems
- Digitize legislation and other documents that date from a period before electronic records existed. Electronic versions of most Seattle ordinances and resolutions are still unavailable.

- Create and maintain indexes to public documents, and post the indexes on the City web site. Post many documents on the City web site, thus relieving the public of having to request them, and reducing the time needed for City staff to respond to requests.
- Post on the City web site the documents that have been produced as a result of public requests; or at least, provide an index to these documents
- Provide documents freely; do not invoke the Public Records Act as a way to slow down or reduce the provision of documents
- Do not withhold documents just because legally they can be; decide this on a case by case basis
- Release the requested documents quickly; don't take the maximum allowable time

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

A small step toward the goals of this application was made with the 2016 Comp Plan amendments, which added to the Citywide Planning element a five-page section on Community Involvement. However, this new section is devoted almost entirely to “community and neighborhood planning”—plans that focus on particular City areas or communities. The new section has just over a page on other forms and purposes of involvement, with a primary focus on improving inclusiveness and equity for marginalized communities, and thus not even setting forth a program of goals and policies for improving the openness and participation of future amendments to the Comprehensive Plan itself, much less the goals and policies that could make the bulk of Seattle’s governmental processes more transparent to its citizens, or to make it easy for them to participate directly in its decisions that affect them.

Planning for democracy is just as important as planning for physical or cultural development. The consequences of a failure to plan are as severe for the City’s democratic development as for its physical or cultural development. Openness in government, and the opportunity for the public to participate directly in government decision-making, are important contributors to wise decisions. They are also essential means by which government earns the public’s trust.

It is not uncommon for a local comprehensive plan to have an element or appendix regarding open and participatory government that goes beyond improving how the comprehensive plan itself is developed. For example, the City of Spokane’s Comprehensive Plan (2012) has a 13-page chapter on “Leadership, Governance, and Citizenship.”

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

Specific legislative history strongly recommends that this proposal be considered in the 2017 amendment process. That is because Resolution 31049 (adopted by the City Council on April 16, 2008) committed the City Council to "develop a coordinated

plan and policy on open and participatory government outside of the Comprehensive Plan." Although the City Council unanimously passed Res. 31049 in the very first year that something like the present Comp Plan amendment was first proposed, it is now well over eight years since the resolutions, but the required "plan and policy on open and participatory government" is not ready, even in draft (indeed, it has not yet begun to be drafted), nor has the general public yet been asked for its input on the plan, nor has a public meeting for that specific purpose been held.

Res. 31049 also stated that "The Council's review will include consideration of possible Comprehensive Plan policies for the 2009 Comprehensive Plan amendment cycle." However, the 2009 Comprehensive Plan amendment cycle, and no Comp Plan amendment cycle since, has included no such consideration of Comprehensive Plan policies regarding open and participatory government, which never have been included in the docket for City Council consideration. In fairness to the City Council's 2008 commitments in Res. 31049, it is essential that the present proposal for a new element or appendix to the Comprehensive Plan be considered in the 2017 amendment process.

A major reason for adopting these improvements within the Comprehensive Plan is precisely because, under state law, there are greater protections for due process and participation regarding the Comprehensive Plan than there are for a free-form "planning" process that, so far, has left as empty words the express commitment of Res. 31049 that the Council would develop a "coordinated plan and policy on open and participatory government outside of the Comprehensive Plan." The City Council's shortfall in carrying out the requirements of Res. 31049 suggests that planning for open and participatory government will not occur unless it is done within the framework of the Comprehensive Plan. If the City Council continues to fail to carry out its well-documented commitment to develop such a plan outside of the Comprehensive Plan, it has no reasonable choice than to proceed with developing such a plan within the Comprehensive Plan.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

It might seem logical that the goal and objective of this Comp Plan amendment could be achieved through a free-standing Open and Participatory Government Plan that would be free-standing, entirely outside of the Comprehensive Plan. However, as outlined above in section 3 just above, that is exactly what a City Council Res. 31049 promised in 2008 when this proposal was originally submitted as a Comprehensive Plan amendment. For the City to offer as an alternative a freestanding Open and Participatory Government Plan would still be a quite acceptable. But any reasonable person who studies the history outlined in section 3 above would have to agree that by its failure (in the past nine long years and still today) to make good on its 2008 promise, the City Council offers no viable alternative to studying this proposal as a 2017 Comp Plan amendment.

Despite amendments made in 2016, the current Comprehensive Plan is out of balance in that it still lacks an element or appendix on Open and Participatory Government. The community vision statements, goals, objectives and policies of the Comprehensive Plan (and of the City Charter, ordinances, resolutions, regulations, and other plans and policies) cannot be fully realized unless government has adopted a plan to operate openly and to allow and encourage the public to participate actively with it in the governance process.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed change result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

Adoption of a new element or appendix on Open and Participatory Government will positively affect all areas of the City, and all issues that City government addresses. The new element or appendix, and the goals, objectives, and policies that are a part of it, will bring to government the benefit of public input. Members of the public will feel that government wants to hear from them and has listened to their views. Government officials also will equally benefit from this renewed partnership. They will, themselves, have better access to documents, and they will also benefit from high-quality public input--which after all, is free.

The social science literature widely supports the finding that open government, and public participation in government decision-making, encourage better decisions, and earn higher trust from the public.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

The proposed policy amendment would give meaning to the Comprehensive Plan as a document that plans not just for physical and cultural development, but also for democratic development. The amendment is completely consistent with the Washington State Growth Management Act, the Puget Sound Regional Council's Vision 2040, and the King County Countywide Planning Policies—from institutions which have experiences and methods to contribute to Seattle as it develops its own plan for open and participatory government.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed

the amendment with. Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.

Yes, there is broad public support for establishing Open and Participatory Government as a new element or appendix of the Comprehensive Plan, along with adopting goals and policies to carry out this element or appendix. There would also be broad public support for Seattle developing, as, an alternative to this proposed Comp Plan amendment, a freestanding Open and Participatory Government Plan, as the 2008 Res. 31049 commits the City to do, but which the City Council and Mayor have not even begun, nine years later.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changes since it was last rejected, or*
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal*

While a similar amendment was submitted in the past, it never has been docketed for study in the Comp Plan amendment process; and public records requests have not found any evidence that it has received actual study by the City Council staff.

City of Seattle
2017 COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, 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 (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: Seattle Pacific University

Date: May 31, 2017

Email: dchurch@spu.edu

Street Address: 339 West Nickerson

City: Seattle State: WA Zip: 98119

Phone: 206.281.2602

Contact person (if not the applicant): Steve Gillespie, Foster Pepper PLLC, attorney for Seattle Pacific University

Email: steve.gillespie@foster.com

Street Address: 1111 3rd Avenue Suite 3000

City: Seattle State: WA Zip: 98101

Phone: 206.447.5942

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

Generally surrounding West Ewing Street between 3rd Avenue West and 8th Avenue West. See attachment.

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: May 31, 2017

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions and. If appropriate, attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies 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 you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

3. Describe why the proposed change meets each of the criteria established in Resolution 31402 which sets criteria for Council to consider an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.)

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

Submit the application electronically via email at compplan@seattle.gov

Questions?

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Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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

- A. The amendment is appropriate for the Comprehensive Plan because:
 - It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
 - It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
 - Its intent cannot be accomplished by a change in regulations alone;
 - It is not better addressed as a budgetary or programmatic decision; and
 - It is not better addressed through another process, such as neighborhood planning.
- B. The amendment is legal under state and local law.
- C. It is practical to consider the amendment because:
 - The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
 - City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
 - The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
 - The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Background

Seattle Pacific University has operated at its current location on the north slope of Queen Anne since its founding in 1891. It plans for growth under the Major Institutions code at Ch. 23.69 SMC. During its last major institution master planning process (which took place in the late 1990s) and consistently since, the Queen Anne community sent a clear message: the University should focus any future institutional expansion away from the residential neighborhood south of campus. Accordingly, the University has, in recent years, sold properties south of its main campus and acquired properties north of Nickerson Street as they become available.

Some of the properties the University purchased are within the Ballard/Interbay Northend Manufacturing and Industrial Center (BINMIC) and zoned industrial. Current code permits major institution uses in such industrial lands, but only in structures that existed as of October 1987. After conducting extensive outreach to stakeholders since February 2016, the University proposed an amendment to SMC 23.50.012 to allow major institution uses in new buildings in a limited geographic area near the University's existing major institution overlay. The bill would also amend SMC 23.69.024 to allow a major institution overlay to be established in such industrial lands through the major institution master planning process set forth in Ch. 23.69 SMC. Councilmember Bagshaw, whose district includes the University, supports the text amendment.

City staff encouraged the University to request a comprehensive plan amendment to guarantee consistency between the amendment and the Comprehensive Plan. The University agreed, and Councilmember Bagshaw agreed to propose the Comprehensive Plan amendment.

Answers to Questionnaire:

1. Proposed changes

a. Comprehensive Plan policy amendments:

New policy: For any land south of the Lake Washington Ship Canal, designated industrial but outside of the Ballard/Interbay Northend Manufacturing & Industrial Center, allow major institution uses in new and existing buildings.

LU 10.28 Permit commercial uses in industrial areas to the extent that they reinforce the industrial character, permit major institution uses in industrial areas south of the Lake Washington Ship Canal and outside of the Ballard/Interbay Northend Manufacturing & Industrial Center, and limit specified non-industrial uses, including office and retail development, in order to preserve these areas for industrial development.

b. Proposed amendment to SMC:

Section 1: Subsections 23.50.012.A and 23.50.012.B and Table A for 23.50.012 of the Seattle Municipal Code, which section was last amended by Ordinance 124969, are amended as follows:

23.50.012 Permitted and Prohibited Uses

* * *

Table A For 23.50.012 Uses in Industrial zones				
USES	IB	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
E.9. Major institutions subject to the provisions of Chapter 23.69	EB <u>(12)</u>	EB <u>(12)</u>	EB	EB
KEY CU = Administrative conditional use CCU = Council conditional use EB = Permitted only in a building existing on October 7, 1987. EB/CU = Administrative conditional use permitted only in a building existing on October 7, 1987. P = Permitted X = Prohibited				
Footnotes to Table A for 23.50.012 * * * <u>(12) Major institution uses subject to the provisions of Chapter 23.69 SMC are permitted in existing and new buildings within any industrially zoned property south of the Lake Washington Ship Canal, west of Third Avenue West, and outside of the Ballard/Interbay Northend Manufacturing & Industrial Center.</u> [Strikethrough and underline to re-number remaining notes]				

Section 2: Subsection 23.69.024, which section was last amended by Ordinance 123649, is amended as follows:

A. Major Institution designation shall apply to all institutions that conform to the definition of Major Institution.

B. New Major Institutions.

* * *

6. A new Major Institution Overlay District may not be established and a Major Institution Overlay District Boundary may not be expanded in single-family ~~or Industrial~~ zones.

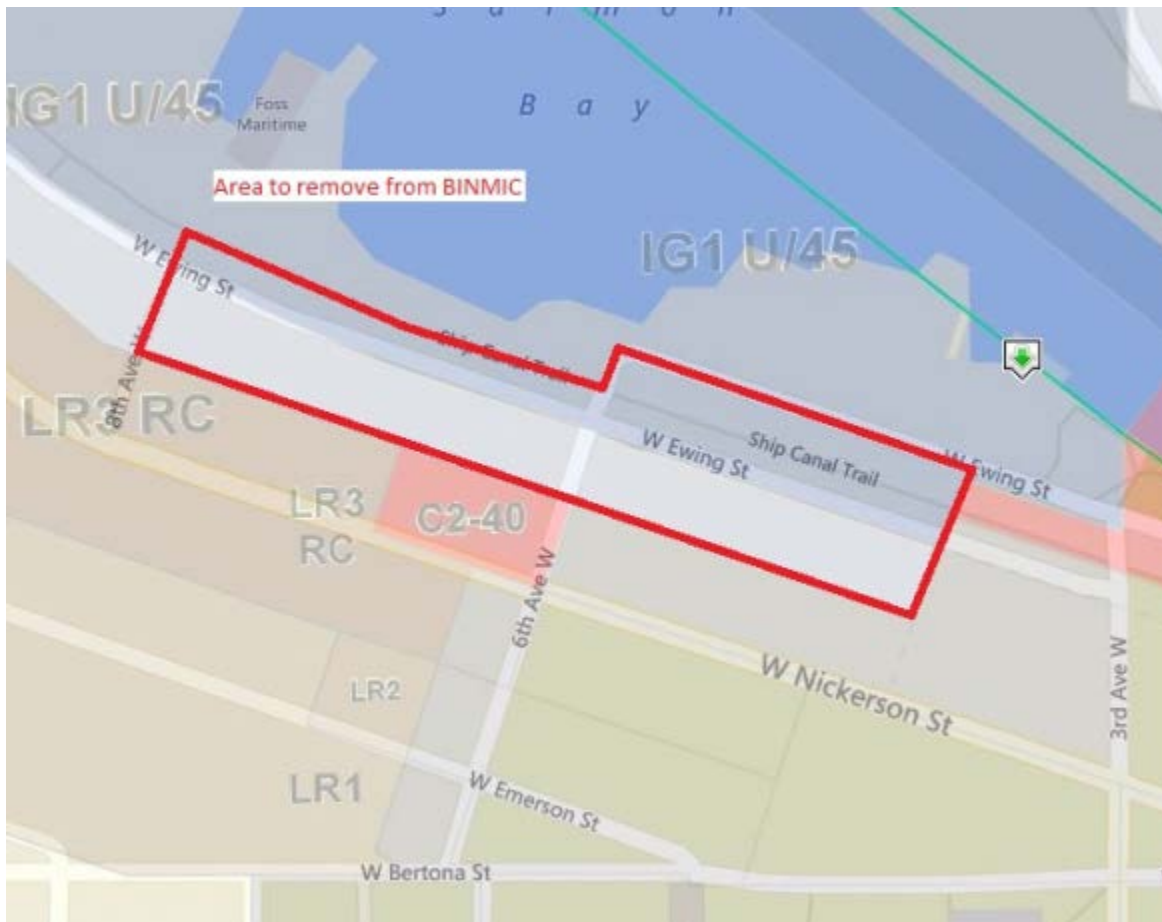
7. A new Major Institution Overlay District may not be established and a Major Institution Overlay District Boundary may not be expanded in Industrial zones, except in such zoning

districts lying south of the Lake Washington Ship Canal, west of Third Avenue West, and outside of the Ballard/Interbay Northend Manufacturing & Industrial Center.

[Strikethrough and underline to re-number remaining text of 23.69.024.B]

c. Future Land Use Map change:

Remove from the BINMIC all upland lots (i.e., south of the northernmost West Ewing Street between 3rd and 6th, and south of the Lake Washington Ship Canal Trail between 6th and 8th) north of Nickerson and south of the Ship Canal, between 3rd Avenue West and 8th Avenue West. The area requested for removal is in red below:



2. Need for change in Comprehensive Plan policies

The existing policies of the Comprehensive Plan stress the importance of preserving industrial lands for industrial purposes. *See, e.g.*, BI-P2. Existing zoning, which permits institutional uses within industrial zones, is consistent with these policies as a matter of law. While the proposed text amendment arguably does not introduce a new inconsistency, staff requested the Comprehensive Plan amendment in an abundance of caution. The proposed policy changes make clear that, in the limited area adjacent to the University's existing MIO, major institutional uses may be sited in new buildings as well as those that existed in 1987.

3. Criteria of Resolution 31402

The proposed amendment meets the criteria of Resolution 31402. Accommodating the needs of a geographically-constrained major institution, that also happens to be a significant employer and important educational resource for the City and region, with a 125-year history in the neighborhood, is consistent with the City's approach to major institutions generally, and the Growth Management Act and PSRC Vision 2040.

At some point, the University will need to update its major institution master plan, but without the text amendment, the University cannot plan for the area included in the proposed Comprehensive Plan amendment and map change. An amendment to the Comprehensive Plan will ensure that the regulatory amendments the University seeks will remain consistent with the Comprehensive Plan.

Nothing about the proposed amendment violates state or local law.

Timing is appropriate; the amendment will be submitted for consideration on the 2017 docket and processed in due course. The University will provide whatever support City staff needs in its review and processing of the amendment. The amendment has not been rejected by Council.

The amendment will not change a neighborhood plan.

While the amendment will not implicate any future City funding decisions, it may make a material difference in a future City regulatory decision, to wit, the City's decision on an eventual major institution master plan.

4. Alternative options

The University has limited options to accommodate future growth. It is not like an ordinary developer who can choose where to develop based on the best opportunities. It has operated at its current location for 125 years and cannot feasibly relocate. Accordingly, it has only two options for future expansion: (1) northward into industrially-zoned parcels, which the community and stakeholders support but current code prohibits; or (2) southward into the neighborhood, which the community hates but current code allows. Without the text

amendment, the University would be forced to reverse its current strategy of complying with the concerns of the neighborhood and instead look southward to accommodate its future growth.

5. Impacts of proposed amendment

The amendments will result in the possible addition of major institution uses into properties that are currently vacant or underutilized. The SMC allows major institution uses outside of the MIO under certain conditions, and the University has not identified any short-term uses for its existing holdings in the amendment area, it will consider its options. In the long term, the University intends to plan for the area through the major institution master planning process, a Type IV Council Land Use Decision that takes place after several open public meetings of a Citizens' Advisory Committee, as well as an evidentiary hearing before the Hearing Examiner and Council vote.

6. Amendment support of existing goals and policies

The proposed amendment would encourage productive use of underutilized land within the state's most important city. As such, it supports several goals of the state GMA, including, but not limited to, those policies urban growth, efficient use of transportation infrastructure, and economic development. RCW 36.70A.020(1), (3), & (5). The amendments would help focus growth in an urban center, furthering the goals reflected in the Puget Sound Regional Council's VISION 2040.

7. Public support for amendment

After its outreach effort to the community and stakeholders regarding the proposed text amendment, the University believes that the public will support the proposed amendment as it moves through the docketing process.