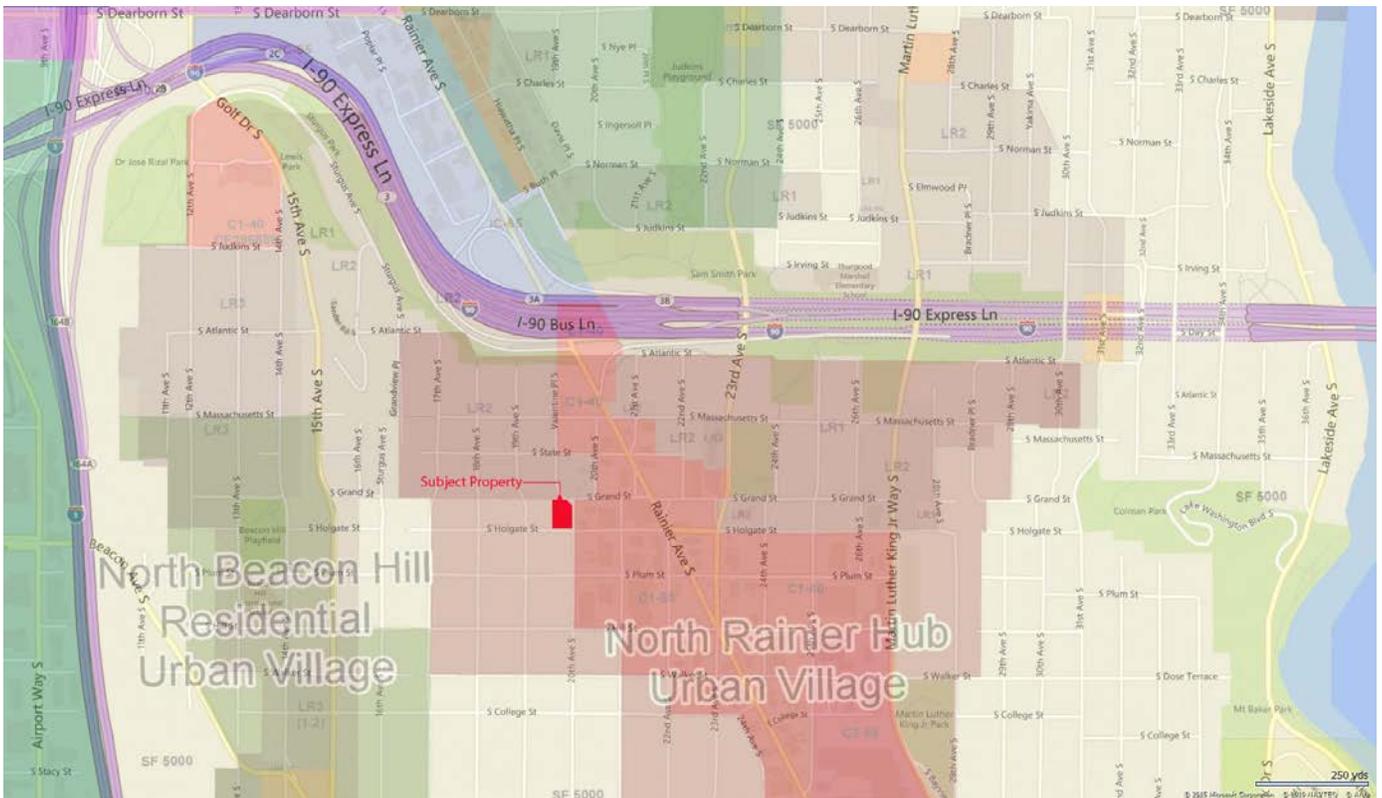


Responses to Questionnaire for Comprehensive Plan Amendment Application

1. Provide a detailed description of the proposed amendment to the FLUM and a clear statement of what the proposed amendment is intended to accomplish. If the proposal includes change(s) to policy language that is/are relevant to the FLUM change, then clearly identify the policies by number and Comprehensive Plan Element (Land Use, Transportation, etc...).

a. Please, provide a map that clearly outlines the area of the Future Land Use Map proposed to be changed.

Vicinity Map:



1. a, cont'd

Response: The purpose of this application is to amend the City of Seattle Comprehensive Plan No. 123575, Policy No. NR-P9 and Future Land Use Map (FULM) that will allow for a re-zone for a half block piece of property through a Contract Re-zone process.

The requested change will be from Single Family-5000 (SF-5000) to Lowrise 2 (L-2) zone for most likely a rowhouse development. The rezone will allow for the development of this site that would:

1. meet the goals and policies of the City of Seattle Comprehensive Plan and the North Rainier Neighborhood Plan and Amendments of providing more and diverse housing opportunities,
2. create a better transition between existing single family and industrial/commercial zones and uses.

The site, lies within the North Rainier Neighborhood Urban Village and consists of three vacant parcels totaling approximately 20,227 square feet. The site, currently zoned SF-5000, is located less than two blocks from Rainier Avenue South, the property. It is bounded by So. State St. on the north, So. Holgate St. on the South and 20th Avenue. So. along the east property line.

Properties to the north across are zoned multi-family L-2 with one parcel immediately across So. State St. has been recently developed into a sizeable townhouse project. Properties south of So. Holgate St. consists mostly detached single family residences and are zoned SF-5000. A vacant alley separates the property from existing family properties to the west are also zoned single family SF-5000. Properties directly east across 20th Avenue and extending all the way to Rainier Ave. are zoned Commercial 1-65 (C1-65) and is currently occupied by many industrial/warehouse buildings.

Topographically, the site sits atop embankments from all three of the adjoining streets. The property gradually slopes from east to west then more sharply towards the streets. The height difference between the lowest street level to the highest point averages approximately 40 feet.

1. *b. For any specific language of the Comprehensive Plan 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~~.*

Response: In 2004 the Council Amended the Comprehensive Plan Update, NR-P3, that allowed for a re-zone specifically for the "property north of So. Holgate St. We would like the last sentence to read as follows:

"...((Allow for the rezone of property north of S. Holgate St. that is adjacent to both multifamily and commercially zoned areas to lowrise multifamily zones which permit residential densities that are no higher than permitted in the RSL zone.-))"

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

In 2004 the Owner of subject property was successful in obtaining an Amendment (NR-P3, referred to above), through Council (Ordinance 121701) that included language allowing “the rezone of property north of So. Holgate Street...” However, in 2011, Council amended the Plan policy (Ordinance 123757) back to what it was prior to 2004 that only allowed for re-zone of single family zones to Residential Small Lot designation (RSL).

“NR-P 9 ((-3))Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single- family-zoned area within the urban village is appropriate for any of the ((Residential Small Lot (RSL))) small-lot single-family designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land. ((Allow for the rezone of property north of S. Holgate St. that is adjacent to both multifamily and commercially zoned areas to lowrise multifamily zones which permit residential densities that are no higher than permitted in the RSL zone.-))”

Reinstating the policy of 2004 that allows this rezone to lowrise multifamily will enable a more flexible approach to site planning than with strictly detached single family housing. In addition, it will allow for better transition between single family residential and existing industrial/commercial zoned areas.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

Response: Proposed amendment to the FLUM and Neighborhood Plan specific to this is consistent with Resolution 31402 criteria under the State Growth Management Act, Urban Growth Areas RCW 36.70A.

The North Rainier Urban Village has been designated as a targeted residential development area per SMC 5.72.030 and codified in City of Seattle Comprehensive and North Rainier Neighborhood Plans. In order to meet the goals of this targeted area (to provide additional diverse housing opportunities) the development of this property must conform to the requirements of SMC 23.34.008-General Criteria, SMC 23.34.010.B-Designation of Single-family Zones, and SMC 23.34.014-Lowrise 1 Zone, Function and Location Criteria.

Timing of this application will be appropriate for screening and analysis by Council Staff beginning July, 2015.

4. *What do you anticipate will be the impacts caused by the proposed change? Why will the proposed change result in a net benefit to the community?*

Response: Current Comprehensive and North Rainier Neighborhood Plans, emphasizes transportation transit oriented development centered more in the Link Light Rail station area between Rainier Ave. So. and So. McClellan St, or the southern portion of the North Rainier Hub Urban Village.

This amendment will address similar planning and development that most likely will affect the northern portion of the North Rainier Hub in the near future. It is anticipated that by 2023, Sound Transit will have constructed the East Link light rail system connecting Downtown with Bellevue via the I-90 corridor. A new station will also be located where I-90 crosses over Rainier Ave. which is within a few blocks of this site. The west entry to the new station will be placed at the existing bus stop underneath the I-90 over pass on the east side of Rainier Ave. (east entrance to this new station will be off 23rd Ave.). An elevator will connect riders from Rainier Ave. level to the I-90 station level.

The amendment will also result in a more desirable land use transition zone from commercial to single family zones.

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

Response: The North Rainier Urban Village has been designated as a targeted residential development area per SMC 5.72.030 and codified in City of Seattle Comprehensive and North Rainier Neighborhood Plans. In order to meet the goals of this targeted area (to provide additional diverse housing opportunities) the development of this property must conform to the requirements of SMC 23.34.008-General Criteria, SMC 23.34.010.B-Designation of Single-family Zones, and SMC 23.34.014-Lowrise 1 Zone, Function and Location Criteria.

Short platting of this site under SF-5000 zoning will yield four (4) single family detached housing units (20,227 s.f. /5000 or 4). A rezone strictly to RSL would allow eight (8) units maximum. 20,227 s.f. / 2,5000 s.f. and to RSL/T, two units per 5,000 s.f. or also 8. A re-zone to RSL/C will yield up to twelve (12) units based on lot coverage of 40% and 650 s.f. per unit.

A rezone of this site to LR-1 will allow similar number of units as for RSL/C. Compared to a RSL/C, a rowhouse development on this site under LR-1 will yield approximately ten to twelve (10 to 12) units. Please see preliminary siteplan, (Density in LR zones have density limits of 1 unit per 1,600, 2000 sf. and 2,200 sf of lot area for cottage housing, apartments and townhouses respectively. Density in LR zones are also limited by setbacks, building width, and/or FAR (Floor Area Ratio). But there is no density limit based on units per lot area for row housing in LR zones.)

Site planning would also be similar between RSL/C and LR-1 where units can be placed around a common parking area. However, there are some differences in other bulk requirements. First, base height limit in RSL/C is 18 ft., whereas, a height limit of 30 ft. is allowed for LR-2. (Cottage housing is allowed in all LR zones, however, height is also limited to base height of 18 ft. Second, RSL/C requires units be detached, whereas units in LR-1 Rowhouse, can be joined and have common walls. Therefore, LR-1 will enable more compact placement of units considering the topography of the site where a good portion of the site is steep slope along street property lines.

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

The Owner met with the North Rainier Neighborhood (RainKing Neighborhood Association) and presented his proposal to amend the Comprehensive Plan in 2003-2004. He also met with many of the surrounding residents and businesses to discuss his proposals. Mailers were sent out to obtain responses to the proposal. His efforts resulted in positive feedback.