

**City of Seattle**  
**2016 COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. **Applications are due to the Seattle City Council no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle.** Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: **Alexandria Real Estate Equities, Inc.**

Date: **May 13, 2016**

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Street Address: **1600 Fairview Avenue E, Suite 100**

City: **Seattle**

State: **WA**

Zip: **98102**

Phone: **206.962.9658**

Contact person (if not the applicant): **Katie Kendall**

Email: [kkendall@mhseattle.com](mailto:kkendall@mhseattle.com)

Street Address: **701 5<sup>th</sup> Avenue, Suite 6600**

City: **Seattle**

State: **WA**

Zip: **98014**

Phone: **206.812.3388**

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

**The Property is generally located at 1208 Eastlake Avenue E, including parcel nos. 2163901160 and 2624700170.**

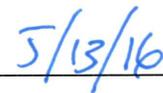
*If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.  
Acceptance of this application does not guarantee final approval.*

Applicant

Signature: \_\_\_\_\_



Date: \_\_\_\_\_



**REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application**

Please answer the following questions in text and attach them to the application with supporting maps or graphics. 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.

**The proposal is a change to the Urban Village Element of the Comprehensive Plan and the Future Land Use Map (“FLUM”) for the property at 1208 Eastlake Avenue E (parcel nos. 2163901160 and 2624700170) (“Property”). The amendment would remove the Property from the Eastlake Residential Urban Village and add the Property to the South Lake Union Urban Center. The proposal would also change the FLUM designation from Industrial to Commercial/Mixed Use.**

- 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 the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. 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.

**N/A. The proposal does not include a change to the Seattle Municipal Code text, although a rezone would be required in the future.**

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

**Please see attached.**

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

**Alexandria Real Estate intends to develop a project that spans two parcels, located at 1208 Eastlake Avenue E and 1150 Eastlake Avenue E. The Property is zoned IC-45 and the FLUM currently designates the Property as “Industrial.” The Property is also located within the Eastlake Residential Urban Village at its southernmost end. The parcel located at 1150 Eastlake Avenue E is zoned SM-125 and is located in the South Lake Union Urban Center (“Neighboring Parcel”). The FLUM designates this parcel as Mixed Use/Commercial. In order to resolve the future development project’s competing zoning and Comprehensive Plan designations, the applicant seeks to remove the Property from the Eastlake Residential Urban Village and include it in the South Lake Union Urban Center. The proposal also seeks to change the FLUM designation**

**of the Property from Industrial to Mixed Use/Commercial to align it with the designation of the Neighboring Parcel for future development.**

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?

**Please see below. A FLUM amendment is the best and only means for meeting the identified public need, which allows two parcels to align their zoning, Comprehensive Plan Designation, and Urban Center designation for future development.**

4. What do you anticipate will be the impacts caused by the proposed change, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

**The Property is adjacent to laboratory and office uses to the west, institutional uses to the south, gym and office uses to the southwest, I-5 to the east, and a vacant lot to the north. Further north on Eastlake Avenue E are offices and residential buildings. The Property is not in industrial use, and is not likely ever to be in industrial use, and is not appropriate for designation as industrial. The amendment is necessary to address and reflect the reality of the existing uses within the vicinity and create consistency between land uses and the Comprehensive Plan.**

**The changes would ultimately result in a rezoning of the Property to a zone consistent with the Comprehensive Plan designation that would align with the Neighboring Parcel's zoning. Rezones would occur based on the locational criteria for the underlying zone. The proposed change will result in a net benefit to the community because it will render the Comprehensive Plan/zoning more conforming to the actual existing conditions, and will create more opportunities for the further development of an existing, established commercial and residential corridor on Eastlake Avenue E.**

**The potential redevelopment will benefit the community by permitting development of property that best fits within the existing fabric of the immediate neighborhood. The community will be further benefited by the change because it will allow redevelopment of an underutilized parcel surrounded by commercial and institutional uses.**

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.

**The proposal complies with the following Comprehensive Plan goals and policies:**

**UVG4: Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.**

**UVG7: Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban villages.**

**UVG16: Designate as urban centers unique areas of concentrated employment and housing, with direct access to high-capacity transit, and a wide range of supportive land uses such as retail, recreation, public facilities, parks, and open space.**

**LUG17: Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.**

**LUG18: Support the development and maintenance of areas with a wide range of characters and functions that provide for employment, services, retail and housing needs of Seattle's existing and future population.**

**LU103: Prioritize the preservation, improvement and expansion of existing commercial areas over the creation of new business districts.**

**LU105: Designate as mixed-use commercial areas, existing areas that provide locations for accommodating the employment, service, retail and housing needs of Seattle's existing and future population. Allow for a wide range in the character and function of individual areas consistent with the urban village strategy.**

**LU104: Consistent with the urban village strategy, prefer the development of compact concentrated commercial areas, or nodes, in which many businesses can be easily accessed by pedestrians, to the designation of diffuse, sprawling commercial areas along arterials, which often require driving from one business to another.**

**LU113: Allow residential uses in commercial areas to encourage housing in close proximity to shopping, services and employment opportunities. Encourage residential uses in and near pedestrian-oriented commercial areas to provide housing close to employment and services.**

**EL-P1: Encourage the consolidation of commercial and residential uses on Eastlake Avenue East into districts or nodes that would: strengthen the identity of each area; reduce the potential for conflicts between land uses; increase residential development along parts of Eastlake Avenue East; increase the development of neighborhood-serving businesses at street level; and direct vehicle access and parking to alleys and side streets.**

**The Proposal will also reduce the Property's existing incompatibility with the following policies:**

**LUG25: Prevent incompatible activities from locating in close proximity to each other.**

**LU161: Provide an appropriate transition between industrial areas and adjacent residential or pedestrian-oriented commercial zones.**

**LU165: Apply standards for screening, landscaped areas, curbs and sidewalks, setbacks, and street trees to improve the appearance of, or obscure, outdoor activity, to maintain continuity of a street front, to enhance the environment and safety of the buffer area and to maintain compatibility with adjacent uses.**

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.*

**No public outreach has been conducted for this proposal to date. However, the Applicant has spoken to a number of city agencies, including the Office of Community Planning and Development, the Department of Construction and Inspections, Seattle Public Utilities, and the Department of Transportation, about the future development of this Property and the**

**Neighboring Parcel.** The applicant is also in the process of scheduling meetings with the Eastlake Community Council to discuss the future development and proposed amendments to the Comprehensive Plan.

#### **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;

**RCW 36.70A.070 requires that a Comprehensive Plan include a future land use map which is consistent with all elements of the Comp Plan. In addition, the amendment is consistent with the following Growth Management Act goals:**

**(1) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

**(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

**(4) Housing. 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.**

**(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.**

- It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;

**The proposal is consistent with the following CPPs:**

- **DP-2: Promote a pattern of compact development within the UGA...the UGA will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on SOV travel for most daily activities.**
- **DP-3: Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services . . .**

- **DP-6: Plan for development patterns that promote public health by providing all residents with opportunities for safe and convenient daily physical activity, social connectivity, and protection from exposure to harmful substances and environments.**
- **DP-29: Concentrate housing and employment growth within designated Urban Centers.**
- **DP-40: Promote a high quality of design and site planning in publicly-funded and private development throughout the Urban Growth Area.**
- **H-4: Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.**

The proposal is also consistent with PSRC's VISION 2040:

- **MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.**
  - **MPP-DP-35: Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.**
  - **MPP-DP-36: Provide a wide range of building and community types to serve the needs of a diverse population.**
- Its intent cannot be accomplished by a change in regulations alone;

**No, the Proposal cannot be changed by regulations alone. An amendment to the Future Land Use Map is required to change the land use designation of the Property to Commercial/Mixed Use and remove the Property from the Eastlake Residential Urban Village and include it in the South Lake Union Urban Center.**

- It is not better addressed as a budgetary or programmatic decision; and

**The proposal is not better addressed as a budgetary or programmatic decision.**

- It is not better addressed through another process, such as neighborhood planning.

**The proposed changes to the FLUM and Comprehensive Plan are best addressed through the Comprehensive Plan amendment process. However, the Applicant is in the process of scheduling meetings with the Eastlake Community Council to discuss the future development and the proposed amendments to the Comprehensive Plan.**

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

**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;

**The timing is appropriate. The Council will have sufficient information to make an informed decision merely by visiting the site and its surroundings, and will certainly have enough information to make an informed decision following OPCD review and Planning Commission review.**

- 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;

**City Staff should be able to conduct analysis and public review as part of the annual amendment process.**

- 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 is consistent with the overall vision of the Comprehensive Plan which recognizes the changing nature of land uses and patterns in the City.**

- The amendment has not been recently rejected by the City Council.

**The amendment has not been considered, and has not been recently rejected by the 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.

**The Property is included in the Eastlake Neighborhood Plan and the applicant is seeking to remove the Property from the Eastlake Residential Urban Village and instead include it in the South Lake Union Urban Center. The applicant is in the process of scheduling meetings to discuss the proposed amendments with the Eastlake Community Council.**

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

**The amendment will not make a difference in a future City funding decision, but a rezone would need to occur in the future following approval of the proposal.**

***Questions?***

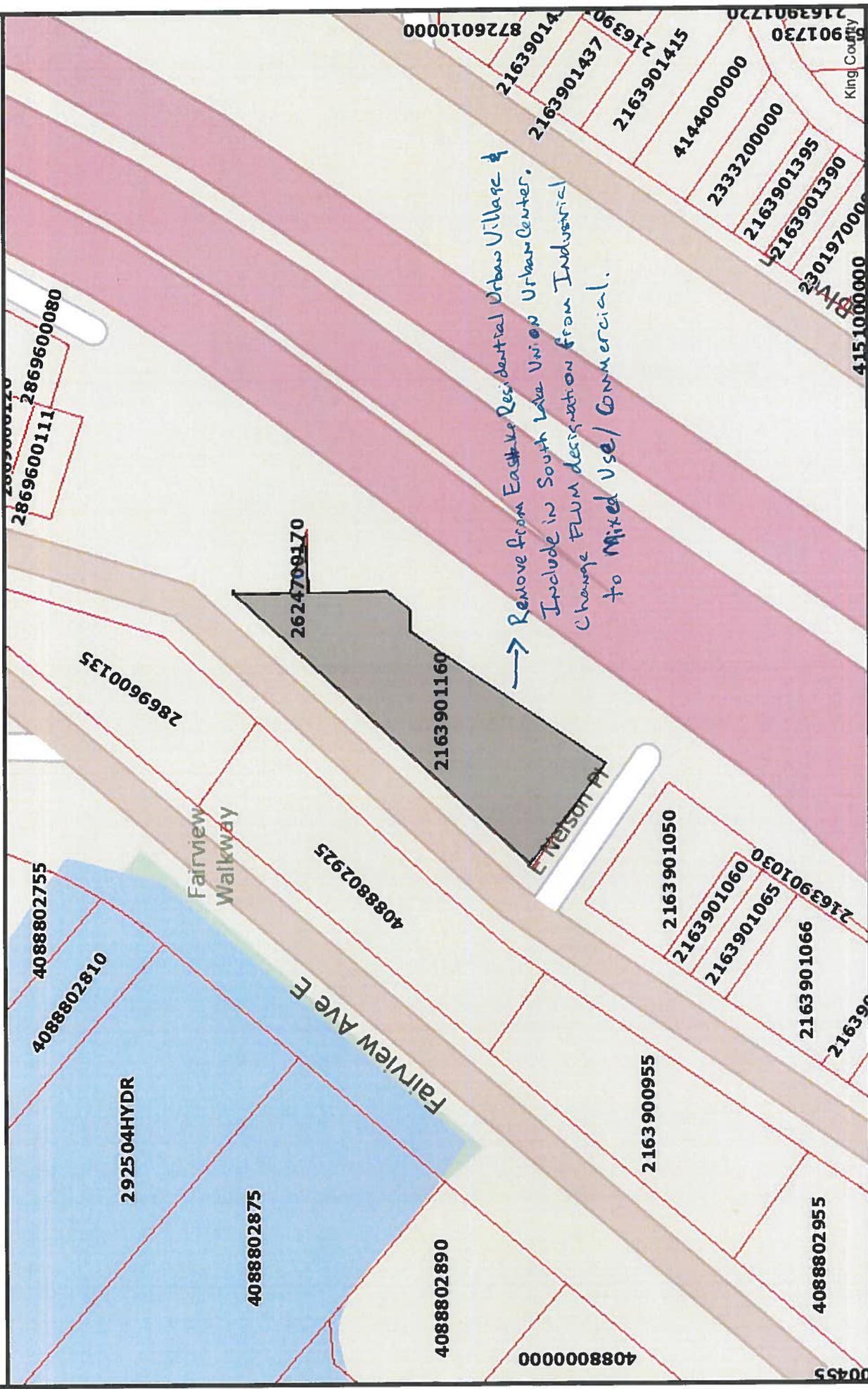
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# King County iMap



→ Remove from Eastlake Residential Urban Village & Include in South Lake Union Urban Center. Change PLUM designation from Industrial to Mixed Use/ Commercial.

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