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: IS Property Investments LLC Date: 5/13/16

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City: Seattle State: WA Zip: 98104 Phone: (206) 728-6500

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 change (attach additional sheets if necessary):

1625 S. Columbian Way (South Beacon Hill)

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.

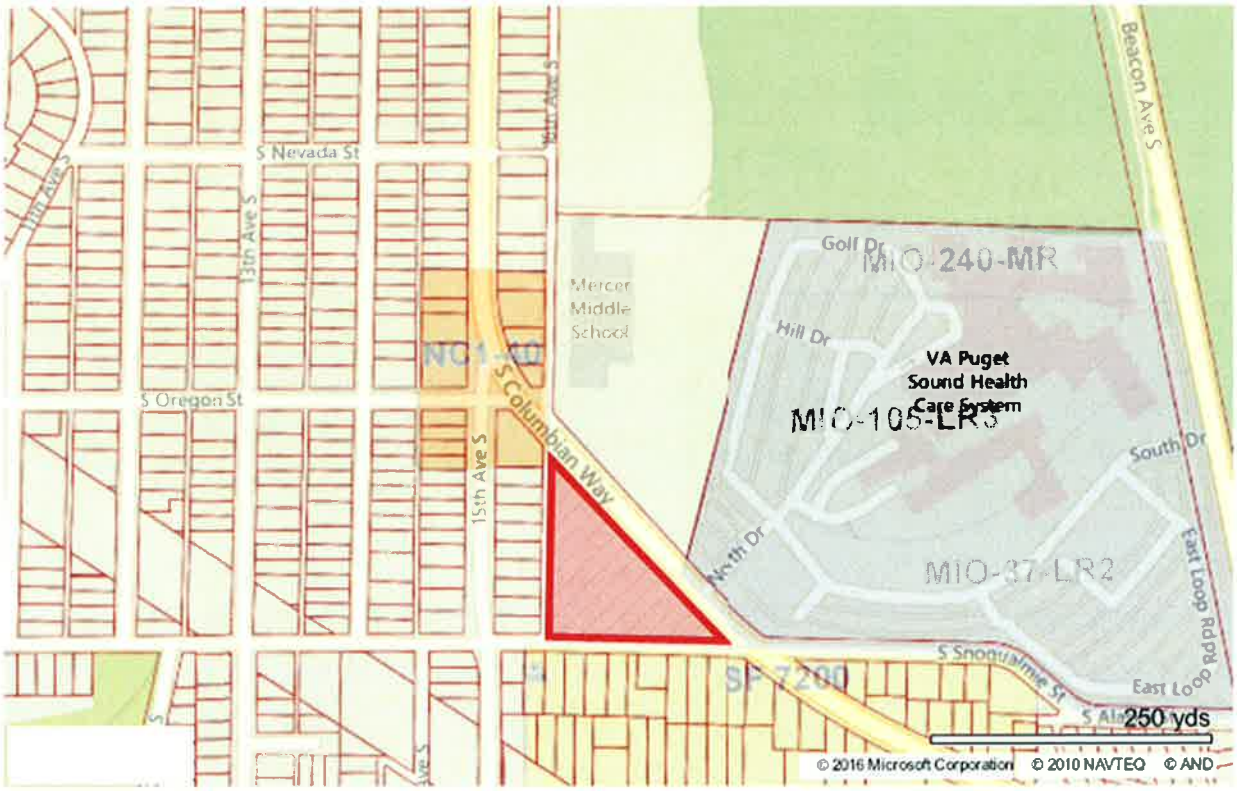
Acceptance of this application does not guarantee final approval.

Applicant Signature: _____ Date: 5/13/16

Comp Plan Amendment Proposal

1. Description of Amendment

This Amendment proposes to modify the Future Land Use Map (FLUM) to change the designation of an area identified on the attached map from Single Family to Neighborhood Commercial OR Multifamily. This could be an extension of the adjacent NC1-40 zone, or it could be Multifamily (LR) to serve as a transition between the more intense adjacent uses (Veteran's Affairs Hospital, Commercial) and the less-intense single-family homes.



Displaying layers:
Parcels
UrbanVillages
DetailedZoning

Change Zoning from SF-5000 to LR or NC1-40

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

The identified area is not specifically covered in the Comprehensive Plan. It is a transitional area that falls outside the boundaries of adjacent Neighborhood and Major Institutional plans (North Beacon Hill, Duwamish, Veteran's Affairs Hospital Campus, and Columbia City). However, it is important to the surrounding neighborhoods because it is located on a relatively highly-traffic road (Columbian Way – 15,900 cars/day, SDOT 2014 figures).

There is currently a church on the parcel. Future redevelopment is likely, and it is important that the transitional nature of this location be considered before the opportunity is lost.

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?

The Amendment is appropriate for the Comprehensive Plan because:

a. **It involves a change to the FLUM, which is a change to the Comprehensive Plan under the State Growth Management Act.**
b. **As such, it cannot be accomplished by solely changing regulations or through budgetary or programmatic decisions.**
c. **It promotes with big-picture PSRC Vision 2040 policies.**
    a. **MPP-En-5: Locate development in a manner that minimizes impacts to natural features. Promote the use of innovative environmentally sensitive development practices, including design, materials, construction, and on-going maintenance.**
    b. **MPP-En-21: Reduce the rate of energy use per capita, both in building use and in transportation activities.**
    c. **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.**
    d. **MPP-DP-11: Support the development of centers within all jurisdictions, including town centers and activity nodes.**

d. **The identified area falls outside the boundaries of adjacent Neighborhood and Major Institutional plans (North Beacon Hill, Duwamish, Veteran's Affairs Hospital Campus, and Columbia City). Despite its peripheral location, S Columbian Way is heavily travelled, serving as a connector for adjacent neighborhoods. Because the area is outside the scope of neighborhood plans, it is appropriate to modify the land use designation through a Comprehensive Plan Amendment.**

The Amendment is legal under state and local law.

It is practical to consider the Amendment now, as there is adequate time to review.

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?

If the Amendment is approved, it is likely that more appropriate redevelopment would occur. This would provide the area with more housing options, which are important in the context of maintaining the long-term affordability in the city. VA Hospital employees may have the option to live within walking distance of their work, and neighborhood businesses may benefit from the addition of new

residences. If there is neighborhood demand for more commercial space, it could be provided if NC zoning were adopted.

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.

LUG35: "Promote the integration of institutional development with the function and character of surrounding communities in the overall planning for centers."

LUG14: "Create transitions in development intensity between single-family zones and more intensive multifamily or commercial areas."

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.

Formal community meetings have not yet been conducted, but meetings will be planned after this Amendment is docketed for study.