



# NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

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5/7/2014

## MEMORANDUM

To: Seattle City Council  
From: David Neiman, Neiman Taber Architects  
Re: Proposed Comprehensive Plan Amendment

Councilmembers:

Enclosed is a proposed amendment to Seattle's Comprehensive Plan that we have prepared on behalf of our client, West Seattle Church of the Nazarene. Please see the enclosed documents for the following materials, submitted for your consideration:

- Comprehensive Plan Amendment Application.
- Plans and renderings of the development that would be enabled by this amendment.
- Letter of endorsement from the Morgan Junction Community Association (Stewards of the Morgan Junction Neighborhood Plan) for the amendment and the corresponding project.
- Letters of endorsement submitted by private individuals

Thank you for your consideration,

David Neiman  
Principal  
Neiman Taber Architects

**City of Seattle**  
**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)

Date: March 3 2014

Applicant: Terry Mattson, West Seattle Nazarene Church

Mailing Address: 5911 42nd Ave SW

City: Seattle State: WA Zip: 98116 Phone:

Email: WSCNPastorTerry@reachone.com

Contact person (if not the applicant): David Neiman

Mailing Address: 1421 34th Ave Suite 100

Email: David@neimanarchitects.com

City: Seattle State: WA Zip: 98122 Phone: 206.760.5550

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

The properties at the SW Corner of SW Juneau St and 42nd Ave SW, 4201 SW Juneau St and 5901 42nd Ave SW (KCA Parcel #s 7625702360 and 7625702370)

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: 5/2/14

Attachment A

## 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:

The proposed amendment is a change to the Future Land Use Map (FLUM) for the properties at 4201 SW Juneau St and 5901 42nd Ave SW from Single Family to Multi-Family zoning.

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~~.

The proposed amendment does not 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.

The proposed amendment does not change the text of the Seattle Municipal Code.

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 the attached map on Page 9.

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 comprehensive plan currently designates the property as Single Family. For the reasons outlined below, the future land use for the property should be changed to Multi-Family.

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 properties involved in this proposed amendment currently accommodate an historic church building, the church parsonage, and an open space that has been used by the public as a common open space for generations. The church is currently in disrepair and requires significant investment in order to renovate the structure. In an effort to raise funds to remodel the church, the congregation has proposed to develop townhomes on a portion of their land, sell the housing units, and use the proceeds to fund the renovation. The project proposal includes a contract re-zone of the site that would designate the majority of the land to be maintained as open space maintained by the church and available to the public as open space.

The re-zoning criteria in SMC 23.34.010 does not allow re-zoning of single family land that is not already anticipated in a neighborhood plan. Currently, the Morgan Junction Neighborhood plan does not designate any of the SF zoned land within the Urban Village boundary as being appropriate for a future re-zone. The project has been presented to the public on a number of occasions and had garnered broad support from both its immediate neighbors and groups representing the larger Morgan Junction community. Community support notwithstanding, there is no way for the project to proceed without a re-zone, and there is no way to re-zone the land without this proposed comprehensive plan amendment.

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

The proposed amendment will facilitate the development of land that is needed to maintain a valued neighborhood institution, and preserve recreational open space that has been used by the neighborhood for generations.

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 goals and policies:

Goals for Urban Villages (From Comp Plan Urban Village Element):

*UV2 Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping mixed-use urban village communities thrive, such as focused transportation demand management strategies, vital business districts, a range of housing*

Attachment A

*choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.*

Response: The proposed amendment would allow a development project to move forward that would preserve a neighborhood open space and rehabilitate a 95-year old church structure and the congregation that it houses. Without this amendment, the proposed development project cannot proceed. The land will be sold and most likely re-developed as single family housing. The neighborhood open space will become private homes and private yards.

*UV3 Consider the following characteristics appropriate to all urban village categories except Manufacturing and Industrial Centers:*

*5. Zoning sufficient to allow a diversity of housing to accommodate a broad range of households.*

Response: The proposed amendment will allow development of housing that provides more parking and more ground based open space than a conventional townhouse, while providing unit sizes that are smaller and more affordable than typical single family homes.

*8. Additional opportunities for housing in existing single-family areas, to the extent provided through neighborhood planning, and within other constraints consistent with this Plan.*

Response: The proposed amendment will allow development of a unique housing project that provides housing for six new households on land that would accommodate only two single family homes.

*10. Parks, open spaces, street designs, and recreational facilities that enhance environmental quality, foster public health and attract residential and commercial development.*

Response: The proposed amendment will allow development of a unique housing project that will preserve an existing neighborhood open space, along with three exceptional trees on the site.

*11. A place, amenity, or activity that serves as a community focus.*

Response: The proposed amendment will allow development of housing in a community setting that facilitates chance interaction and natural surveillance to increase public safety and build familiarity among neighbors.

UV9 Preserve developments of historic, architectural, or social significance that contribute to the identity of an area.

Response: The proposed amendment will allow development of a project that will raise money to renovate a significant church structure, preserve a congregation with strong community ties and preserve a the churchyard that has served as community open space for generations.

Morgan Junction Urban Village Goals (From Neighborhood Planning Element):

*MJ-P4 Seek future open space opportunities and acquisitions to provide additional "breathing room" to the Morgan Junction neighborhood.*

Response: The proposed amendment will allow the church land to be developed in a manner that will preserve a significant community open space. Without this amendment, the land will be sold for development as single family homes, resulting in a significant loss of "breathing room" for the neighborhood.

*MJ-P13 Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones.*

Response: The Morgan Junction Plan places great emphasis on preservation of single family zoned land, both within and outside of the Morgan Junction Urban Village Boundary. When the Morgan Junction neighborhood plan was written, some consideration was given to the possibility of creating RSL zoning in the Morgan Junction Urban Village. RSL zoning allows tandem houses much like that which would be facilitated by this amendment. Notes from the discussion indicate mixed signals from the community, with segments supporting the idea, but the general consensus being that the community did not fully understand RSL zoning, and so action was not taken.

Objections at the time included: Further increased density in the neighborhood; Adding even more traffic to an already overtaxed system; Adding to off-street parking problems; The architectural appearance of cottage and "skinny" housing.

None of these objections is particularly relevant in the case of our proposed amendment and the associated project. The proposed project would create six townhouse units on land that would otherwise support 3 single family homes. The project provides two parking stalls for each unit. The character of the proposed housing has been shown to the neighborhood and has been widely accepted.

Attachment A



*MJ-P16 Strive to achieve adequate levels of parking for new commercial, mixed-use and multi-family buildings and use other parking management techniques that minimize spillover parking into residential areas.*

Response: This proposed amendment would facilitate development of a project that provides two parking spaces for each housing unit.

*MJ-P17 Encourage parking standards for new multi-family development that reflect the ratio of vehicle ownership per multi-family dwelling unit in Morgan Junction.*

Response: This proposed amendment would facilitate development of a project that provides two parking spaces for each housing unit.

*MJ-G5 A community with strong single-family neighborhoods and compatible multi-family buildings offering a wide range of housing types for all people.*

Response: Morgan Junction has voiced great concerns about losing the single family character of its neighborhoods. This proposed amendment would facilitate development of a project in a location that helps transition down from LR3 to SF zoning. The project preserves an open space that is a significant amenity for its single family neighbors. The proposed multi-family buildings are of a style, form, and scale that are in keeping with its single family neighbors. The proposed homes provide housing that has more open space and ground based amenities than typical townhomes, while being smaller and more affordable than typical single family homes.

6. Is there public support for this proposed text amendments (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.

Three open public meetings have been held at the church to present the project to the community (5/18/2013; 10/14/2013; 2/25/2014). Regular updates on the project have been provided at quarterly meetings of the Morgan Junction Community Association (10/16/2013; 1/15/2014; 4/16/2014). Large format informational signage has been posted at the site and a website ([wscntownhomes.blogspot.com](http://wscntownhomes.blogspot.com)) was created to help the public learn about the proposal. The website includes links to plans, renderings, and an animated video of the proposal.

On April 16<sup>th</sup>, a public meeting was held at the Morgan Junction Community Association to seek an official endorsement from MoCA. The project was presented, discussed, and a vote was held to gauge the level of community support. Voting was open to all people in attendance. The result was unanimous support for the project with approximately 50

Attachment A

people in attendance. In addition 38 community members have signed individual letters of support for the proposal.

Press coverage of the project:

<http://westseattleblog.com/2014/04/townhouse-rezone-endorsement-and-more-morgan-community-associations-quarterly-meeting/>

<http://westseattleblog.com/2013/09/new-details-on-churchs-plan-for-townhouses-in-part-of-its-park/>

<http://westseattleblog.com/2014/02/west-seattle-development-community-meeting-for-churchs-zoning-change-6-townhouse-project/>

<http://westseattleblog.com/2014/02/video-community-meeting-for-church-park-sites-6-townhouse-rezoning-project/>

<https://www.youtube.com/watch?v=yA6v4m4ctwI>

Attachments included:

- Appendix A: Plans and renderings of proposed project.
- Appendix B: Morgan Junction Community Association Endorsement.
- Appendix C: Letters of support from private individuals.

### **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;

Attachment A

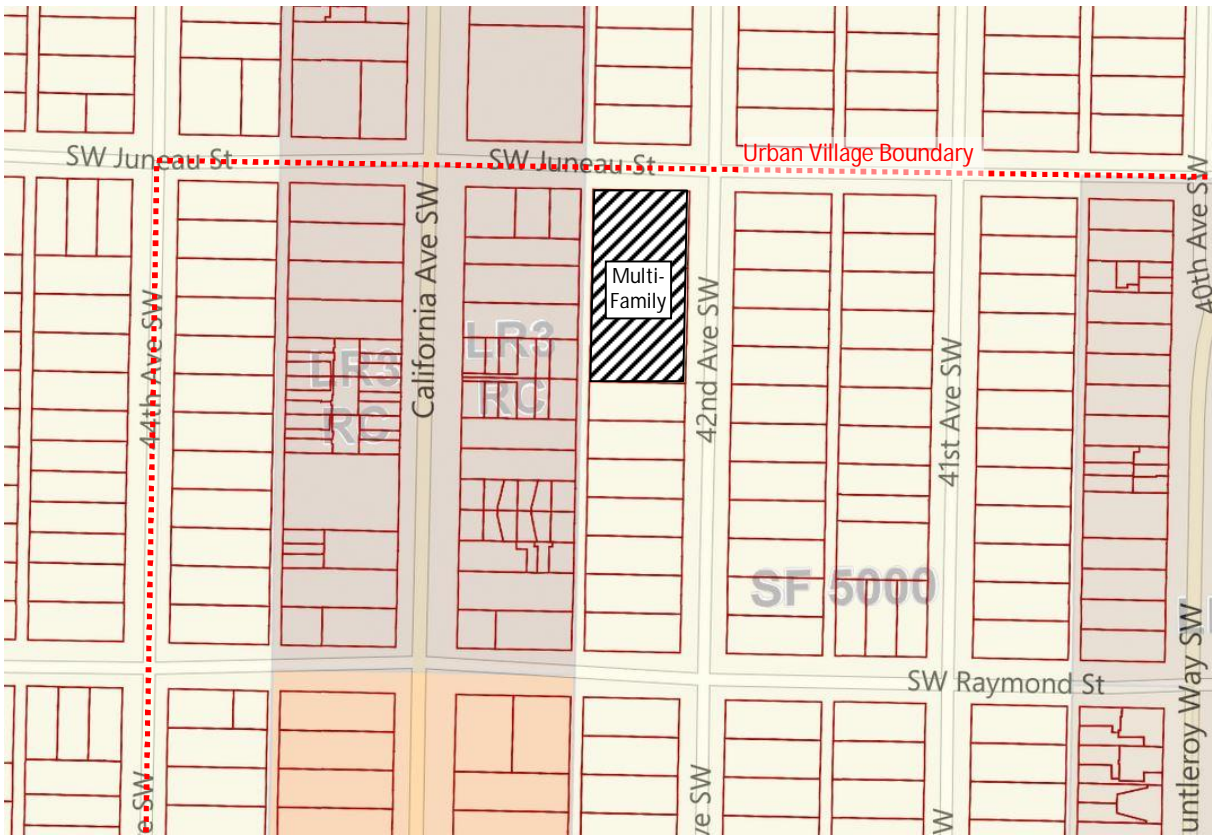


- City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
- The amendment is consistent with the overall vision of the Comprehensive Plan and well-established 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.

Proposed Change to Future Land Use Map:



# Appendix A

PLANS AND RENDERINGS OF PROPOSED DEVELOPEMENT



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ARCHITECTURE FOR THE NORTHWEST



**WEST SEATTLE CHURCH OF THE NAZARENE**  
*TOWNHOME AND COMMUNITY PARK PROPOSAL*

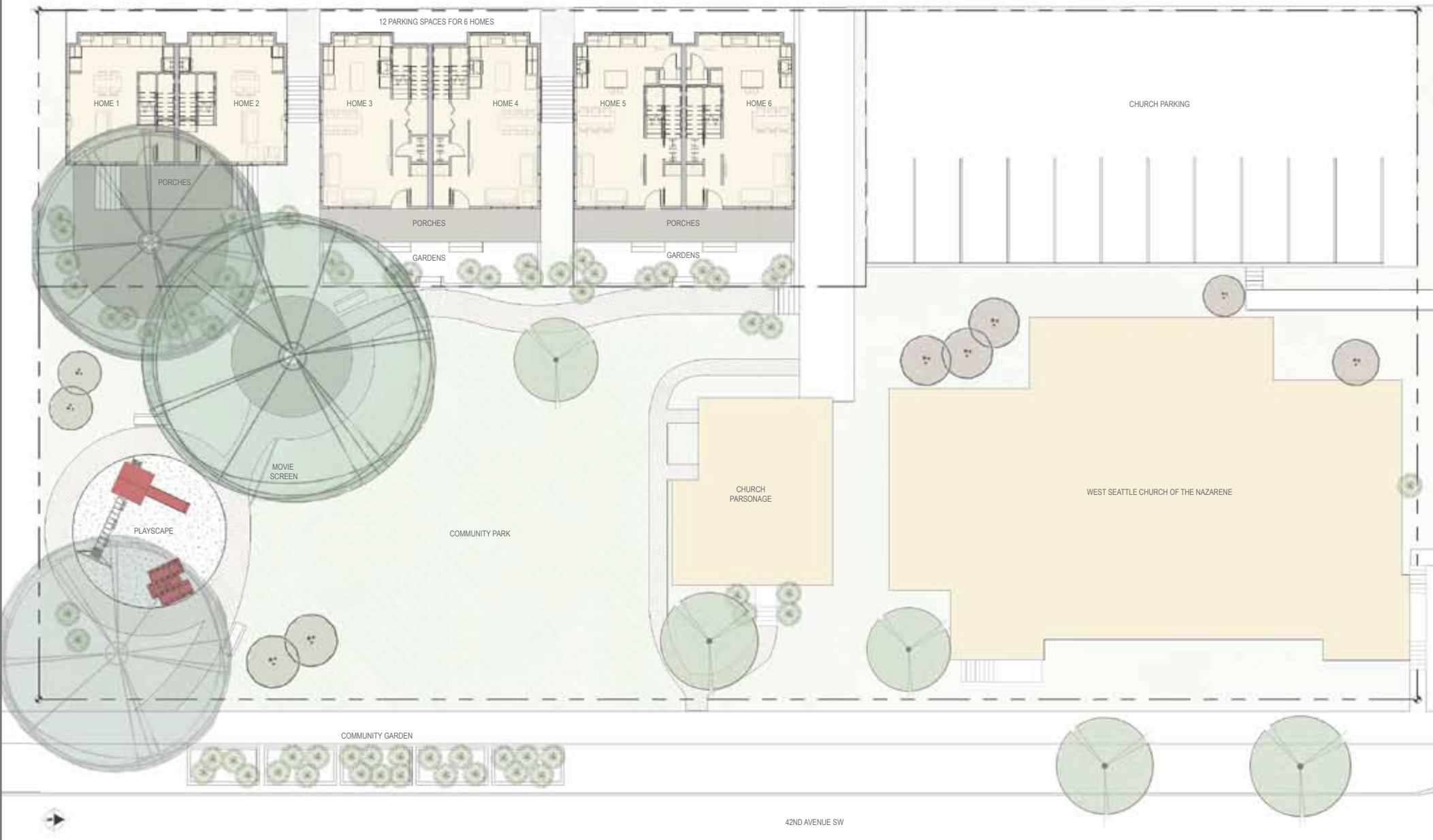


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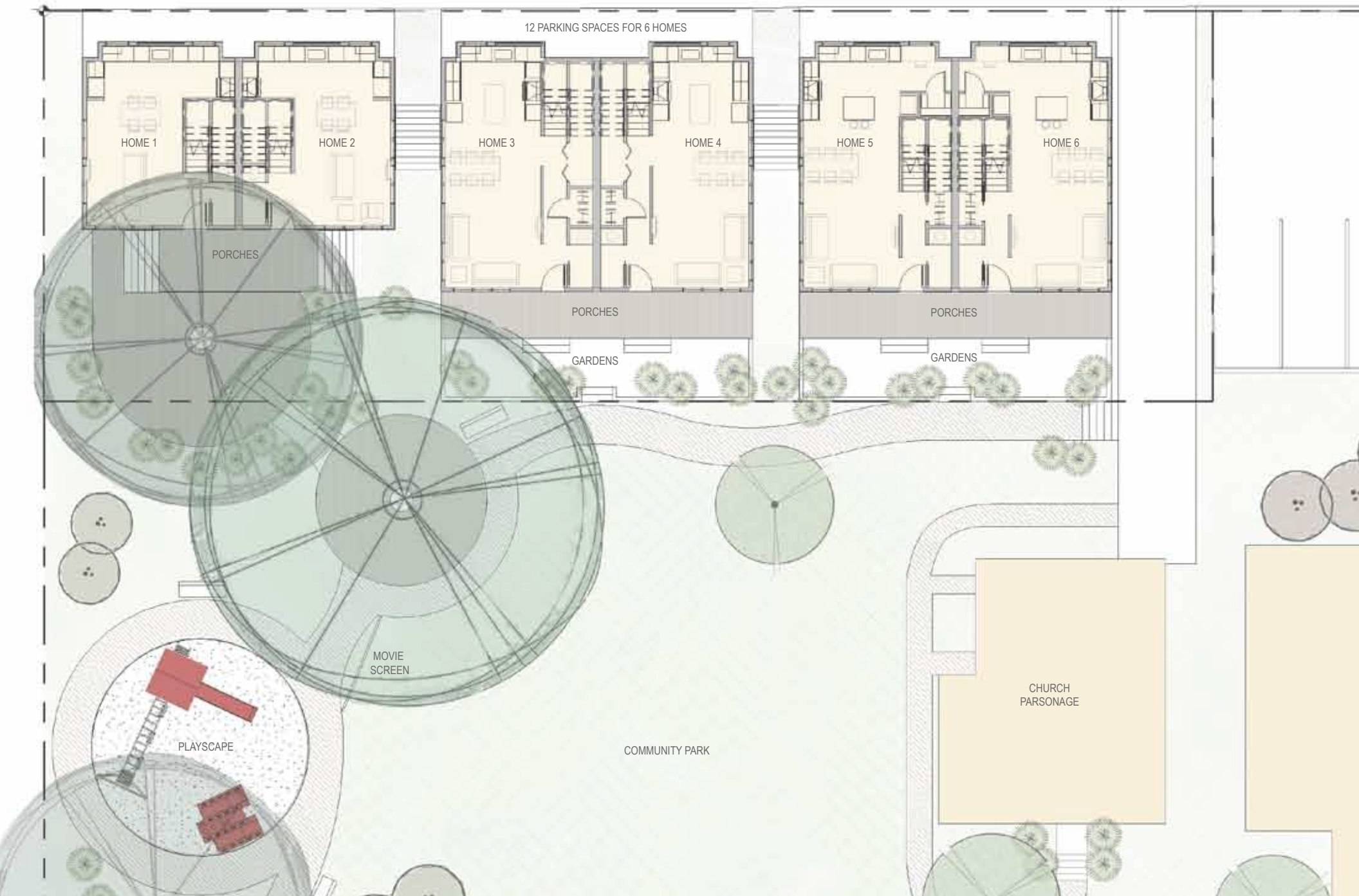




**WEST SEATTLE CHURCH OF THE NAZARENE**  
 TOWNHOME AND COMMUNITY PARK PROPOSAL









PARKING

ALLEY

CHURCH PARKING  
11 SPACES

+

TOWNHOME PARKING  
12 SPACES

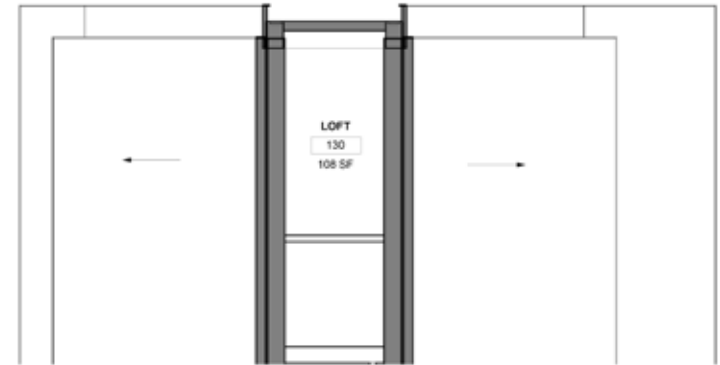
SW JUNEAU STREET

42ND AVENUE  
SW





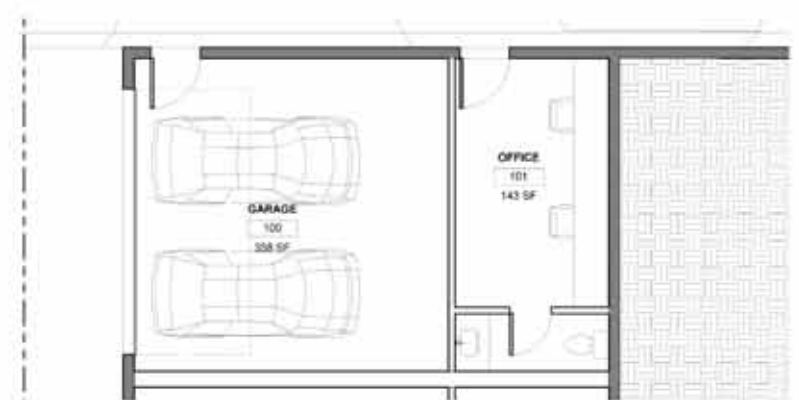
BEDROOM LEVEL



LOFT LEVEL



LIVING LEVEL



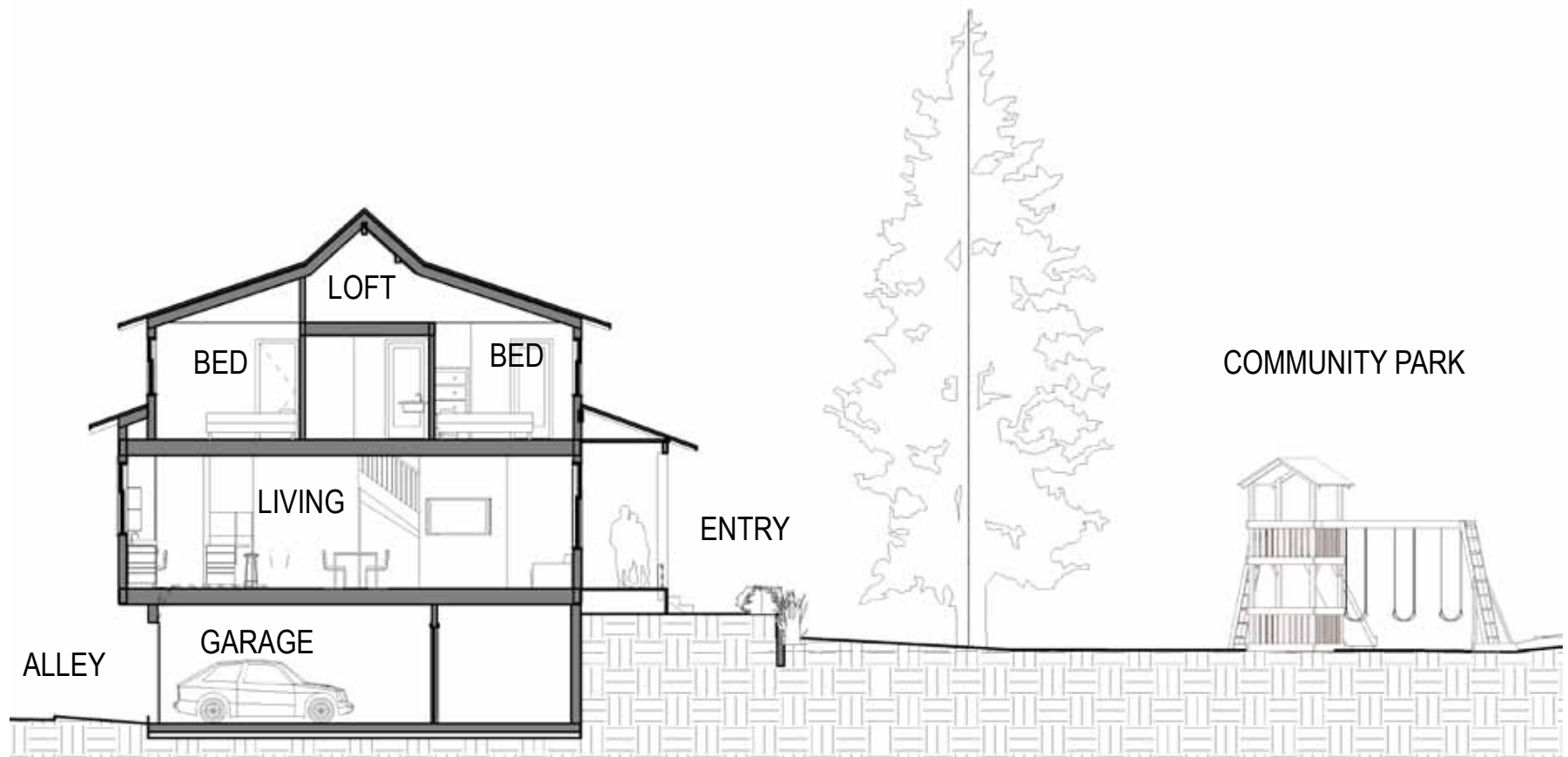
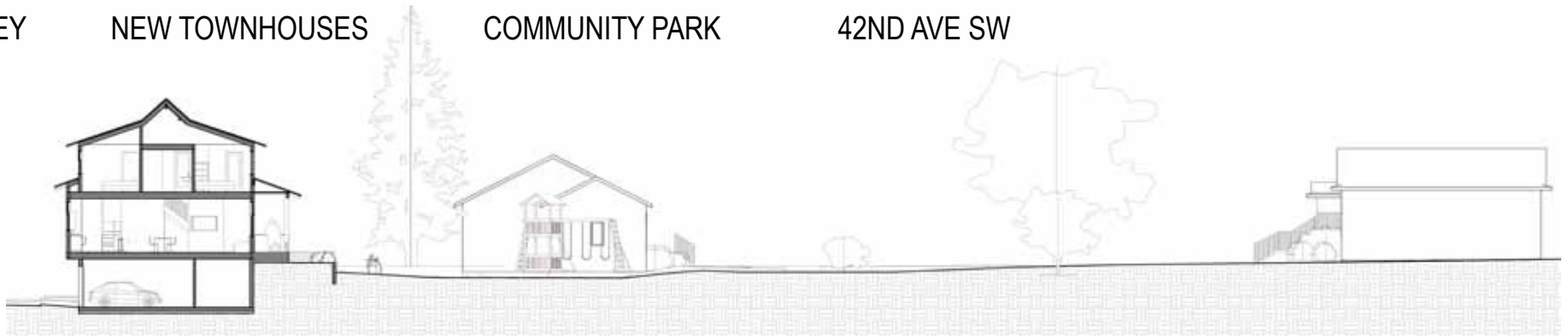
GARAGE LEVEL

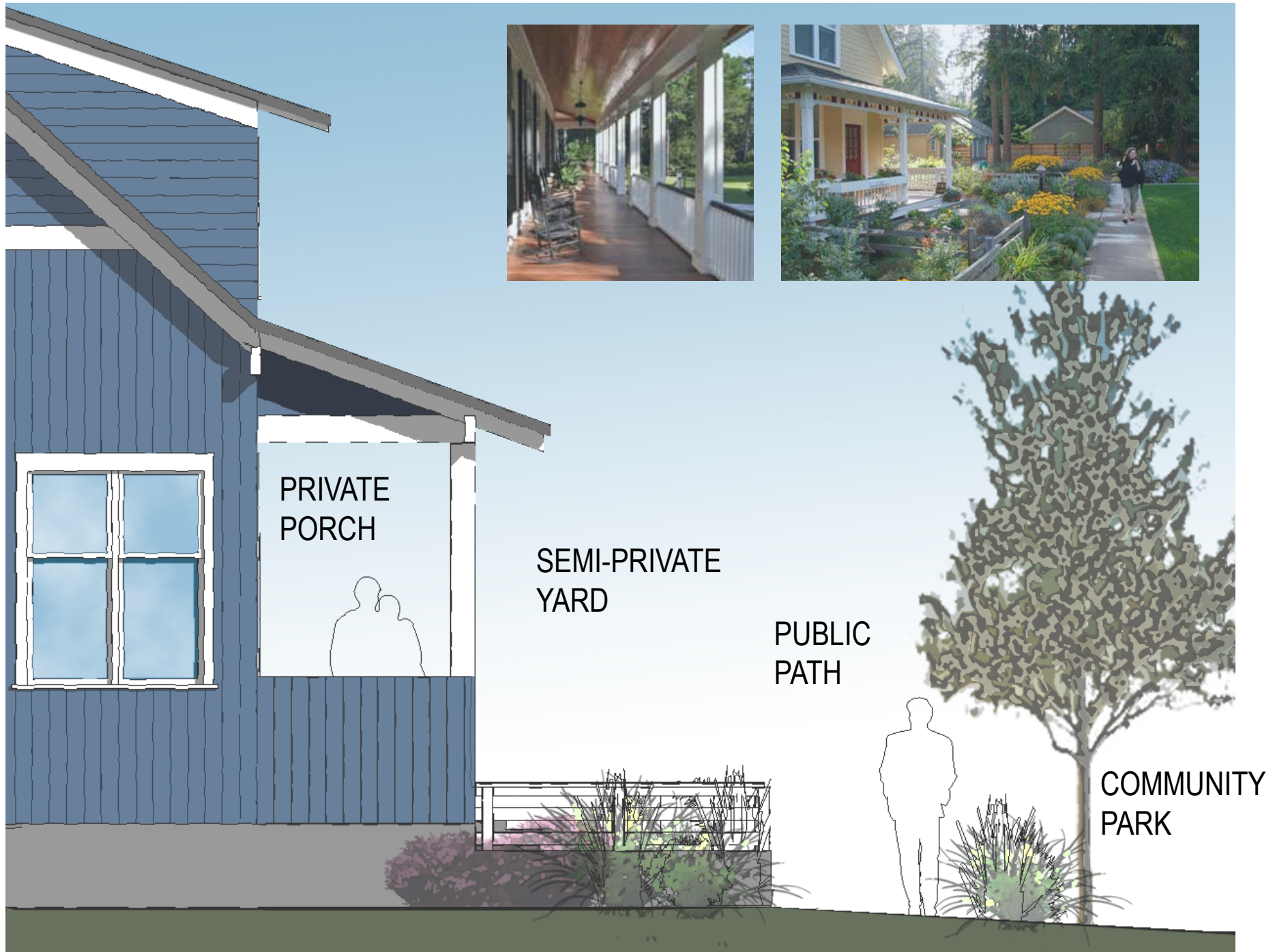
ALLEY

NEW TOWNHOUSES

COMMUNITY PARK

42ND AVE SW







FROM NORTH (CHURCHSIDE)



FROM EAST (PARKSIDE)





FROM WEST (ALLEY SIDE)



FROM SOUTH





A



**B**





C







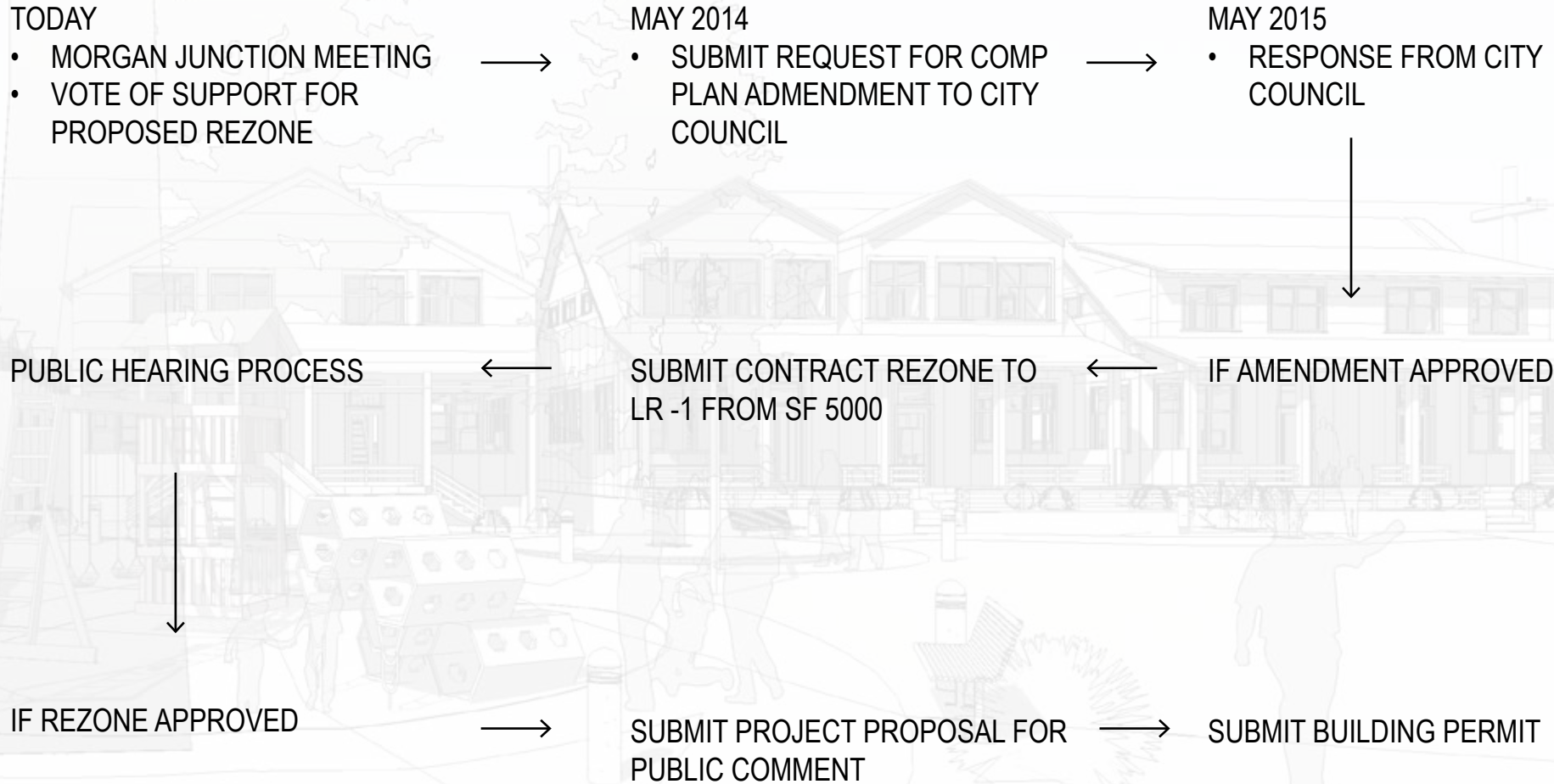


**WEST SEATTLE CHURCH OF THE NAZARENE**  
*TOWNHOME AND COMMUNITY PARK PROPOSAL*



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## TIMELINE



# Appendix B

ENDORSEMENT LETTER FROM MORGAN JUNCTION COMMUNITY ASSOCIATION



**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST





May 7, 2014

**RE: COMPREHENSIVE PLAN REQUEST -WEST SEATTLE CHURCH OF THE NAZARENE**

To Whom It May Concern:

At the April 16, 2014 Morgan Community Association (MoCA) quarterly meeting, the Membership heard about a proposal from the West Seattle Church of the Nazarene located at 4201 SW Juneau Avenue.

The Church is located in the Morgan Junction Urban Village, and is in need of significant funding for repair and renovation. Project representative Joe Paar detailed the steps of the proposal. They would first request that the City change the comprehensive plan designation of the Church property from single family to multi-family. The next step would be to apply for a contract rezone that would enable the Church to build six townhomes on the southwesterly portion of the large site. Funds from the sale of the townhomes would be funneled into Church building renovation.

Following the presentation, there was discussion about the proposal including review of Morgan Junction Neighborhood Plan elements and the context of the Plan in relation to the Church proposal. The attending MoCA membership voted unanimously to support the comprehensive plan amendment request for the West Seattle Church of the Nazarene. A copy of the MoCA meeting minutes is attached to this letter.

Please contact me at 206-940-2255 with any questions about this letter.

Sincerely,

Deb Barker, President  
Morgan Community Association (MoCA)

C: Joe Paar, Parr Development, joepaar@gmail.com  
David Neiman, David Neiman Architects, David @neimanarchitects.com

## Wednesday, April 16, 2014 7 PM-9PM

### Morgan Community Association Meeting Minutes

#### *Welcome and Introductions*

Deb Barker

#### *Announcements and Updates*

MoCA Board

- **Business links and new MoCA Website.** Cindi explained how the MoCA website has been rehosted. It is free. We are working on it being more active with links to businesses. Please contact us if you know of a business that would like to be included. Here is the site: [morganjunction.org](http://morganjunction.org).
- **May 17, 2014 Emergency Hubs Drill.** This will be a simulated lahar-related emergency. We need actors who can play people in need. This will be posted on the website. This happen from 9 AM through 12 PM at Ercolini Park.
- **The Bridge** has an application in process to place tables along the California Avenue sidewalk. There is a comment period open now; the deadline for comments is April 22.
- **Friends of Morgan Junction Parks.** On May 4 at 10:30 AM at the Thriftway Triangle, FoMJPs will work to tidy this area along with a contingent of volunteers from Peace Lutheran. On May 11 at 11 AM, we will do more work on the Park itself. Please join us!

#### **7:05 Murray/Lowman CSO**

**Doug Marsano, King Co.**

This project is underway. The purpose is to help keep storm water overflow and sewage overflow out of Puget Sound. The first upcoming and ongoing step is to stabilize the hillside. This involves lots of soil excavation and construction of a soil nail wall using steel rods and concrete. This step will continue through early May. The next step is to control the groundwater stability; the groundwater level is high because the site is close to sea level. The expected total finish time for the CSO project will be in 2016. The project hotline is (206) 205-9186. Here is a link to more information:

<http://www.kingcounty.gov/environment/wtd/Construction/Seattle/MurrayCSOStorage.aspx>

#### **7:15 California @ Fauntleroy Level of Service**

**Mike Ward, SDOT**

Mike was the project manager for the C-Line capital improvements in West Seattle. Mike is here to follow up and report on the traffic conditions at California and Fauntleroy, post-construction. There have been questions about levels of service before and after the creation of the bus bulbs at the intersection. SDOT did traffic counts at the intersection. Levels of service are rated between "A" and "E." Before the construction of bus bulbs, the historic levels of service hovered between "C" and "D" during peak rush hour times. The current traffic count still hasn't been done yet, although this was requested in October. Mike apologized for the count delay. Deb said that SDOT will be asked to return to the MoCA July meeting with the requested data and analysis of the intersection. A question was asked about adding an "all walk" review for simulating levels of service at this intersection. The SDOT signals operations person is responsible for implementing the "wait... wait..." talking boxes at the intersection; this is related to ADA requirements and new NTSA standards.

**7:25 Micro-housing Legislation Update****Cindi Barker**

MoCA has been the steward of the neighborhood plan for 10+ years. We try to keep up with city proposals that may affect our neighborhood. Currently the codes in DPD seem to allow for micro-housing; the proposed legislation is meant to standardize the implementation of micro-housing projects. If this interests you, it is important to get involved. Micro-housing is defined as up to 8 bedrooms with bathrooms centralized around a kitchen. That is called one unit; and there can be 3 to 5 units on one lot depending on zoning. The rental prices per square foot appear to be high in practice, despite the touted intended concept of micro-housing providing affordable housing. Cindi strongly encourages people to review the proposed legislation. Dates to be aware of: April 18 will have briefing at City Council; May 19 is the public hearing; June 17 is the projected possible vote. By the time of our next quarterly meeting in July, this issue may be past. If you go to the DPD site, you can find additional information regarding ongoing initiatives. Here is additional information:

<http://www.seattle.gov/dpd/codesrules/changestocode/micros/whatwhy/>

**7:35 Morgan Junction Land Use Topics:**

**Pedestrian Zone Mapping:** DPD made a decision to offer 62 neighborhoods to become a "pedestrian zone." Chas, Cindi and Deb reviewed the proposed legislation, and drafted an issue letter noting several concerns. One concern is that the pedestrian zone conditions might exclude service-oriented professions. There are other concerns too, including canyon effects that can occur when all sides of a street are built up vertically. Another concern is whether there is City funding to implement the requirements, such as bicycle racks, as well as mitigation issues, like spillover parking. There is also a confusing part about floor area ratios or "FAR", which might be removed by the City. There was a motion, which was seconded, to send a this letter from MoCA to DPD. The motion passed overwhelmingly, 42 to approve, with 4 abstentions. There were 46 people present for this vote. Here is a site with more information:

<http://www.seattle.gov/dpd/cityplanning/completenesslist/mainstreetmapping/whatwhy/default.htm>

**Low-rise zoning changes:** The DPD created an allowance to go up to four stories from three in high-density, frequent transit areas. Some of these buildings have become five stories with slope manipulation. Here is more information:

<http://www.seattle.gov/dpd/codesrules/changestocode/lowrisechanges/whatwhy/default.htm>

**West Seattle land use committee****Chas Redmond**

This committee meets once per month, first Wednesday of each month at the Senior Center at Alaska and Oregon. It is open to anyone. The goal is to aggregate all of the activity from DPD, SDOT, and other entities that make changes to our community, so we can be ahead of the curve and have a dialogue with community members and leaders. If you are interested in these issues, please send an email: [Jenny.Frankl@seattle.gov](mailto:Jenny.Frankl@seattle.gov)

**7:55 Morgan Junction Festival Update****Eldon Olson & Tod Rodman**

Saturday, June 21 is the date for the Morgan Junction Festival. We will have stages and vendor booths. Bubbleman will give a performance. We are particularly interested in adding vendor booths from non-profit associations. Young at Art and Children's Gym will participate. We will have the Bite of Morgan and the Bark of Morgan. This year we will have a couple food trucks. We anticipate between 700 and 1000 attendees at the Festival. The funding of this venture is carried by generous local merchants and benefactors. One level of

support is \$50 with mention of your name in the materials distributed to festival goers. Another level of support at \$300 is the Patron level, and we hope for eight Patron banners (provided by the Patrons) to hang on the main stage. Patrons are also listed in our publicity and program information. We also need volunteers to help at the Festival! Please volunteer to help.

#### **8:00 Solar Presentation**

Mia Divine, Solarize WA

Eli Sealey made the solar presentation. He works for a non-profit called Northwest Seed, which is working with Seattle City Light to encourage solar energy. If you are interested in having solar on your home, there will be workshops starting in July. Solarize will put on these workshops. They are also look for volunteers to help orient the solar energy push. There is a volunteer orientation on Tuesday, April 29, at 6 PM at High Point Branch Library. Please volunteer. Here is a site with more information:

[www.solarizewa.org](http://www.solarizewa.org). For more information, you can email Eli at this address: [eli@nwseed.org](mailto:eli@nwseed.org).

#### **8:10 West Seattle Transit Coalition and Prop 1**

Deb Barker

MoCA has endorsed this coalition to monitor and advocate on transportation-related issues for West Seattle. Prop 1, if passed, would add funding to support transit, which experienced state-level cuts. West Seattle Transportation Coalition supports Prop 1. April 22 is the voting deadline. More information can be found here:

<http://www.kingcounty.gov/elections/election-info/2014/201404/measures.aspx>

#### **8:15 CALSeattle Letter:**

##### **Coalition for an Affordable Livable Seattle**

Deb Barker

Deb introduced this new city-wide coalition. Please review the petition letter for information on the Coalition for an Affordable Livable Seattle. She read aloud their open letter to the City and the Mayor, which expresses concerns related to the impacts caused by developers, who externalize certain costs onto the public, including wear on roads and bridges, and which believes that Developers should pay impact fees. The letter expresses an interest in promoting affordable housing. The letter also asks for protections for Seattle's urban canopies and streams. Deb asked if MoCA was interested in endorsing this Coalition. There was brief discussion about the letter complexity, and a request to defer the topic until the next MoCA meeting. There is a petition here that can be reviewed and signed:

<http://calseattle.wordpress.com/>

#### ***Special presentation***

##### **8:30 Nazarene Church Residential Development**

David Nieman, Nieman

Architects

<http://wscntownhomes.blogspot.com/> for project information and a link to a Youtube video of the project,

[https://www.youtube.com/watch?v=yA6v4m4ctwI&feature=c4-overview&list=UUpe\\_z7nuYm-4ghTtHkaEuYg](https://www.youtube.com/watch?v=yA6v4m4ctwI&feature=c4-overview&list=UUpe_z7nuYm-4ghTtHkaEuYg)

Joe Parr presented on this project. It would help the one hundred year old church near California and Juneau. It is in need of renovation, but it doesn't have funding for that. The site has single family zoning. An option for helping the church is to rezone and develop vacant land adjacent to the church. Six townhouses would be built there along with a private park. Funds from the sale of the town homes would be used to renovate and restore the church. The community can vote on the colors for the townhouses. The community can

also give impact on the playground in the private park. The private park would be built and maintained with private funds, but the park would be open to the public. The parsonage home and church would remain. The three large trees would of course be preserved. There would also be a community garden. There was discussion about the rezone process works; the first step is for the City Council to approve an amendment to the comprehensive plan, changing the site from single family uses to multi-family uses. After that, the applicant can request a rezone to LR-1. It was noted that a contract rezone requires that a public benefit be provided and the 'community' park would meet that criteria. The leadership for the development asked for MoCA endorsement and support for the proposed rezone. A motion was made and seconded for MoCA to support the comprehensive plan amendment. It passed unanimously (with roughly 50 community attendees).

*SAVE THE DATE:*

***JUNE 21, 2014 – MORGAN JUNCTION COMMUNITY FESTIVAL***

*The NEXT MoCA meeting will be on Wednesday, **July 16, 2014** at 7:00 PM, The Kenney, 7125 Fauntleroy Way*

# Appendix C

ENDORSEMENT LETTERS FROM PRIVATE INDIVIDUALS



**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST





Joe Paar <joepaar@gmail.com>

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## Letter of Support for Church of the Nazarene Campus Development Plan

1 message

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**Meg Savlov** <megsavlov@gmail.com>

Tue, Apr 15, 2014 at 6:02 PM

To: djb124@earthlink.net, cbarker@qwest.net

Cc: wscnpastorterry@reachone.com, joepaar@gmail.com

Dear Deb and Cindi,

My name is Meg Savlov. I live at 5932 42nd Ave SW, a few doors down from the Church of the Nazarene. I would like to add my voice to the conversation which will be taking place tomorrow, April 16, regarding Morgan Junction Community Association's evaluation of the proposed land use on the corner of SW Juneau and 42nd SW, as I am unable to attend this very important meeting.

I have lived at my home since late 1999, and intend to remain here, as it is a great house in a great neighborhood.

I am extremely happy that Joe Paar took the initiative to approach Terry Matson with this plan to enable the church to remain where it is, finance the needed improvements, and create a sustainable creative town-house plan.

The church has been an important part of this neighborhood, both through their community outreach, and through the way they make the building and the park available for neighborhood gatherings, meetings, block watch, and summer movies. A commercial plan that will keep this property in the hands of an entity that has a history with the neighborhood, and an interest in serving the neighborhood, is a great relief at a time when development is causing alarm throughout the city.

I attended the first meeting, when the proposal was presented to the neighbors. Comments were respectfully registered, questions were answered, and feedback was ultimately used in the development of this project. The architect was present, and it was clear that he is thoughtful and responsive to the issues raised by the neighbors.

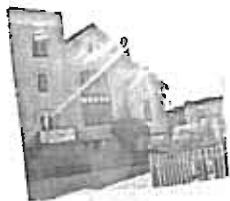
I very much hope that this project will be approved; it looks to me to be a win-win situation. We get to keep the church; the church gets to invest in needed improvements; we continue to have some say in how that property will be developed; we get to keep the park as a friendly multi-use area. I hate to think of the alternative if the church is forced to sell the property through lack of support of this idea.

In the interest of serving the greatest good in the community of West Seattle and beyond, I thank you for your attention to this matter.

Respectfully,

Meg Savlov  
(206) 353-4706



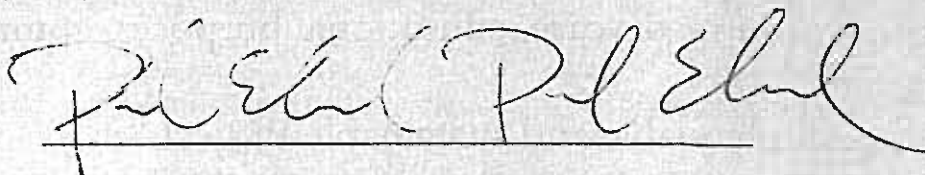


## I AM STRONGLY IN FAVOR

..Of the proposed development plan for the West Seattle Church of the Nazarene.

1. Believing that the WSCN is a vital part of our neighborhood, and;
2. Recognizing the need for WSCN to secure funds for facility upgrades and development of her green space, and;
3. Appreciating the public process WSCN has went through in developing a plan that benefits our neighborhood I wish to go on record supporting this project and facilitating a new neighborhood plan amendment allowing for the construction of 6 townhomes on lots 3-5 of Seaview Park, located on 5911 42nd Ave., SW, Seattle, WA.

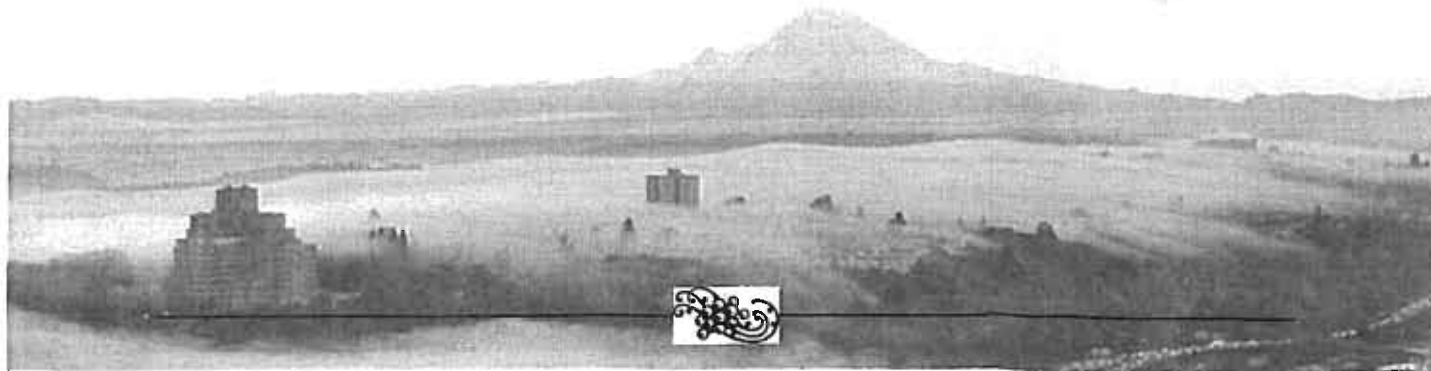
Signed



Address: 5946 42<sup>nd</sup> Ave SW, Seattle, WA, 98136

Dated

4 / 15 / 14





## I AM STRONGLY IN FAVOR

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Signed Wendy Quale and Ken Hammack

Address: 6908 42ND Ave SW

Dated 4 / 15 / 14







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Signed

Wai Sze Chou

Address: 5953 42nd Ave SW, Seattle, WA 98136

Dated

4 / 16 / 14





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Signed

Samuel Felipe

Address:

\_\_\_\_\_

Dated

4 / 13 / 14







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Signed Alecia M. Burtch

Address: 8445 31<sup>st</sup> Ave. SW.

Dated 4 / 13 / 2014





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Signed Meredith and Brian Renfro

Address: 6312 California Ave SW Apt 302

Dated 3 / 13 / 14 Seattle WA 98136







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Signed

Address: 17046 Occidental Ave S Seattle WA

Dated 4 / 13 / 14.





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Signed

Address:

12046 Occidental Ave - SO

Dated

4 / 13 / 2014

Seq. WA. 98168





0



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Signed

Kim M. M.

Address:

5911 42nd Ave SW

Dated

4 / 13 / 2014





**..Of the proposed development plan for the West Seattle Church of the Nazarene.**

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**Address:**

Dated

12046 OCC AVE S  
4 / 13 / 14







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Signed

*Rannan*

Address:

12044 Occidental Ave. S.

Dated

4/13/14





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Signed

M. Du

Address:

12046 Occidental Ave SE

Dated

4 / 13 / 14







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Signed

Address:

12046 Occidental Ave S 98168

Dated

4 / 13 / 14





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Signed 

Address: 32317-11<sup>TH</sup> PLS #114 FEDERAL WAY WA

Dated 13 / APR / 14







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Signed

Kathleen M. Snyder

Address:

8101 20th ave SW

Dated

4 / 13 / 14





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Signed MARIO SAMORANO

Address: 9004 25 AVE SW SEATTLE WA 98106

Dated 4 / 13 / 2014







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Signed Michael J. Anderson

Address: 5936 34th AVE SW SEATTLE, WA 98126

Dated 04 / 15 / 14





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Signed

Address: 625 SW 155th St #303 Burien, WA 98166

Dated 4 / 13 / 14







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Signed

*Cheryl Cheyenne*

Address:

7950 29<sup>TH</sup> AVE S.W.

Dated

4 / 13 / 14







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Signed Carl & Roberto Fallon

Address: 3256 S. 181<sup>st</sup> Pl. SeaTac, Wa.

Dated 4/13/14





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Signed

*Jain*

Address:

9043 29<sup>th</sup> Ave SW Seattle WA

Dated

4 / 13 / 14

98126







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Signed Joshua Moore

Address: 9043 29th Ave SW Seattle

Dated 04 / 13 / 2014







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Signed

Address: 143 South 152<sup>nd</sup> Street #6 Burien WA 98148

Dated 4 / 13 / 14





## I AM STRONGLY IN FAVOR

*Ken & Sylvia Rund*

..Of the proposed development plan for the West Seattle Church of the Nazarene.

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Signed *Ken & Sylvia Rund*

Address: *8602 13<sup>th</sup> Ave S.W. Seattle Wa. 98106*

Dated *4 / 13 / 2014*







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Signed

Address:

8702 14th Ave SW

Dated

4 / 13 / 14







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Signed Bonnie Markham

Address: 5936 - 34th SW

Dated 07/13 / 2014





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Signed

Tabatha Iversen

Address:

14321 32nd ave N EC 109 Seattle, WA  
98125

Dated

4 / 13 / 14







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Signed Charles T Burtch

Address: 8445 31<sup>st</sup> Ave SW

Dated 04/13/2014







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Signed

Address: 8702 14<sup>th</sup> AVE. SW. SEATTLE, WA

Dated 04 / 13 / 2014 98104





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Signed

Rosary V. M...

Address:

5911 42nd Ave SW, Seattle, WA

Dated

4/13/14

98136







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Signed

Address:

5911 42nd Ave SW Seattle WA

Dated

4 / 16 / 14

98130







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Signed Heather Pan

Address: 5955 42nd Ave SW Seattle WA 98136

Dated 4 / 16 / 14





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Signed Pete Wlodowicz

Address: 3701 SW MORCROFT St, WA 98126

Dated 4 / 16 / 2014







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Signed

Charla Henderson

Address:

3903 SW MONROE ST

Dated

4 / 16 / 14







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Signed

*Lorenzo M. Jantada*

Address:

*12046 Occidental Ave, So.  
Seattle, WA; 98168*

Dated

*04 / 16 / 2014*





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Signed Suzanne Dennis

Address: 5939 42<sup>nd</sup> Ave SW

Dated 4 / 15 / 14





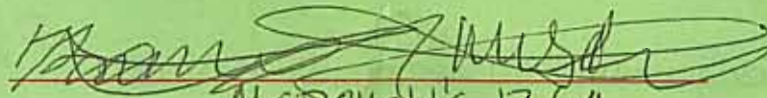


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Signed

  
McDonald's 1364

Address:

6546 California AVE SW 98136

Dated

4/18/14

Beanne Musterman



## Wednesday, April 16, 2014 7 PM-9PM

### Morgan Community Association Meeting Minutes

#### *Welcome and Introductions*

Deb Barker

#### *Announcements and Updates*

MoCA Board

- **Business links and new MoCA Website.** Cindi explained how the MoCA website has been rehosted. It is free. We are working on it being more active with links to businesses. Please contact us if you know of a business that would like to be included. Here is the site: [morganjunction.org](http://morganjunction.org).
- **May 17, 2014 Emergency Hubs Drill.** This will be a simulated lahar-related emergency. We need actors who can play people in need. This will be posted on the website. This happen from 9 AM through 12 PM at Ercolini Park.
- **The Bridge** has an application in process to place tables along the California Avenue sidewalk. There is a comment period open now; the deadline for comments is April 22.
- **Friends of Morgan Junction Parks.** On May 4 at 10:30 AM at the Thriftway Triangle, FoMJPs will work to tidy this area along with a contingent of volunteers from Peace Lutheran. On May 11 at 11 AM, we will do more work on the Park itself. Please join us!

#### **7:05 Murray/Lowman CSO**

**Doug Marsano, King Co.**

This project is underway. The purpose is to help keep storm water overflow and sewage overflow out of Puget Sound. The first upcoming and ongoing step is to stabilize the hillside. This involves lots of soil excavation and construction of a soil nail wall using steel rods and concrete. This step will continue through early May. The next step is to control the groundwater stability; the groundwater level is high because the site is close to sea level. The expected total finish time for the CSO project will be in 2016. The project hotline is (206) 205-9186. Here is a link to more information:

<http://www.kingcounty.gov/environment/wtd/Construction/Seattle/MurrayCSOStorage.aspx>

#### **7:15 California @ Fauntleroy Level of Service**

**Mike Ward, SDOT**

Mike was the project manager for the C-Line capital improvements in West Seattle. Mike is here to follow up and report on the traffic conditions at California and Fauntleroy, post-construction. There have been questions about levels of service before and after the creation of the bus bulbs at the intersection. SDOT did traffic counts at the intersection. Levels of service are rated between "A" and "E." Before the construction of bus bulbs, the historic levels of service hovered between "C" and "D" during peak rush hour times. The current traffic count still hasn't been done yet, although this was requested in October. Mike apologized for the count delay. Deb said that SDOT will be asked to return to the MoCA July meeting with the requested data and analysis of the intersection. A question was asked about adding an "all walk" review for simulating levels of service at this intersection. The SDOT signals operations person is responsible for implementing the "wait... wait..." talking boxes at the intersection; this is related to ADA requirements and new NTSA standards.



**7:25 Micro-housing Legislation Update****Cindi Barker**

MoCA has been the steward of the neighborhood plan for 10+ years. We try to keep up with city proposals that may affect our neighborhood. Currently the codes in DPD seem to allow for micro-housing; the proposed legislation is meant to standardize the implementation of micro-housing projects. If this interests you, it is important to get involved. Micro-housing is defined as up to 8 bedrooms with bathrooms centralized around a kitchen. That is called one unit; and there can be 3 to 5 units on one lot depending on zoning. The rental prices per square foot appear to be high in practice, despite the touted intended concept of micro-housing providing affordable housing. Cindi strongly encourages people to review the proposed legislation. Dates to be aware of: April 18 will have briefing at City Council; May 19 is the public hearing; June 17 is the projected possible vote. By the time of our next quarterly meeting in July, this issue may be past. If you go to the DPD site, you can find additional information regarding ongoing initiatives. Here is additional information:

<http://www.seattle.gov/dpd/codesrules/changestocode/micros/whatwhy/>

**7:35 Morgan Junction Land Use Topics:**

**Pedestrian Zone Mapping:** DPD made a decision to offer 62 neighborhoods to become a "pedestrian zone." Chas, Cindi and Deb reviewed the proposed legislation, and drafted an issue letter noting several concerns. One concern is that the pedestrian zone conditions might exclude service-oriented professions. There are other concerns too, including canyon effects that can occur when all sides of a street are built up vertically. Another concern is whether there is City funding to implement the requirements, such as bicycle racks, as well as mitigation issues, like spillover parking. There is also a confusing part about floor area ratios or "FAR", which might be removed by the City. There was a motion, which was seconded, to send a this letter from MoCA to DPD. The motion passed overwhelmingly, 42 to approve, with 4 abstentions. There were 46 people present for this vote. Here is a site with more information:

<http://www.seattle.gov/dpd/cityplanning/completenesslist/mainstreetmapping/whatwhy/default.htm>

**Low-rise zoning changes:** The DPD created an allowance to go up to four stories from three in high-density, frequent transit areas. Some of these buildings have become five stories with slope manipulation. Here is more information:

<http://www.seattle.gov/dpd/codesrules/changestocode/lowrisecorrections/whatwhy/default.htm>

**West Seattle land use committee****Chas Redmond**

This committee meets once per month, first Wednesday of each month at the Senior Center at Alaska and Oregon. It is open to anyone. The goal is to aggregate all of the activity from DPD, SDOT, and other entities that make changes to our community, so we can be ahead of the curve and have a dialogue with community members and leaders. If you are interested in these issues, please send an email: [Jenny.Frankl@seattle.gov](mailto:Jenny.Frankl@seattle.gov)

**7:55 Morgan Junction Festival Update****Eldon Olson & Tod Rodman**

Saturday, June 21 is the date for the Morgan Junction Festival. We will have stages and vendor booths. Bubbleman will give a performance. We are particularly interested in adding vendor booths from non-profit associations. Young at Art and Children's Gym will participate. We will have the Bite of Morgan and the Bark of Morgan. This year we will have a couple food trucks. We anticipate between 700 and 1000 attendees at the Festival. The funding of this venture is carried by generous local merchants and benefactors. One level of

support is \$50 with mention of your name in the materials distributed to festival goers. Another level of support at \$300 is the Patron level, and we hope for eight Patron banners (provided by the Patrons) to hang on the main stage. Patrons are also listed in our publicity and program information. We also need volunteers to help at the Festival! Please volunteer to help.

#### **8:00 Solar Presentation**

Mia Divine, Solarize WA

Eli Sealey made the solar presentation. He works for a non-profit called Northwest Seed, which is working with Seattle City Light to encourage solar energy. If you are interested in having solar on your home, there will be workshops starting in July. Solarize will put on these workshops. They are also look for volunteers to help orient the solar energy push. There is a volunteer orientation on Tuesday, April 29, at 6 PM at High Point Branch Library. Please volunteer. Here is a site with more information:

[www.solarizewa.org](http://www.solarizewa.org). For more information, you can email Eli at this address: [eli@nwseed.org](mailto:eli@nwseed.org).

#### **8:10 West Seattle Transit Coalition and Prop 1**

Deb Barker

MoCA has endorsed this coalition to monitor and advocate on transportation-related issues for West Seattle. Prop 1, if passed, would add funding to support transit, which experienced state-level cuts. West Seattle Transportation Coalition supports Prop 1. April 22 is the voting deadline. More information can be found here:

<http://www.kingcounty.gov/elections/election-info/2014/201404/measures.aspx>

#### **8:15 CALSeattle Letter:**

##### **Coalition for an Affordable Livable Seattle**

Deb Barker

Deb introduced this new city-wide coalition. Please review the petition letter for information on the Coalition for an Affordable Livable Seattle. She read aloud their open letter to the City and the Mayor, which expresses concerns related to the impacts caused by developers, who externalize certain costs onto the public, including wear on roads and bridges, and which believes that Developers should pay impact fees. The letter expresses an interest in promoting affordable housing. The letter also asks for protections for Seattle's urban canopies and streams. Deb asked if MoCA was interested in endorsing this Coalition. There was brief discussion about the letter complexity, and a request to defer the topic until the next MoCA meeting. There is a petition here that can be reviewed and signed:

<http://calseattle.wordpress.com/>

#### ***Special presentation***

##### **8:30 Nazarene Church Residential Development**

David Nieman, Nieman

Architects

<http://wscntownhomes.blogspot.com/> for project information and a link to a Youtube video of the project,

[https://www.youtube.com/watch?v=yA6v4m4ctwI&feature=c4-overview&list=UUpe\\_z7nuYm-4ghTtHkaEuYg](https://www.youtube.com/watch?v=yA6v4m4ctwI&feature=c4-overview&list=UUpe_z7nuYm-4ghTtHkaEuYg)

Joe Parr presented on this project. It would help the one hundred year old church near California and Juneau. It is in need of renovation, but it doesn't have funding for that. The site has single family zoning. An option for helping the church is to rezone and develop vacant land adjacent to the church. Six townhouses would be built there along with a private park. Funds from the sale of the town homes would be used to renovate and restore the church. The community can vote on the colors for the townhouses. The community can



also give impact on the playground in the private park. The private park would be built and maintained with private funds, but the park would be open to the public. The parsonage home and church would remain. The three large trees would of course be preserved. There would also be a community garden. There was discussion about the rezone process works; the first step is for the City Council to approve an amendment to the comprehensive plan, changing the site from single family uses to multi-family uses. After that, the applicant can request a rezone to LR-1. It was noted that a contract rezone requires that a public benefit be provided and the 'community' park would meet that criteria. The leadership for the development asked for MoCA endorsement and support for the proposed rezone. A motion was made and seconded for MoCA to support the comprehensive plan amendment. It passed unanimously (with roughly 50 community attendees).

*SAVE THE DATE:*

***JUNE 21, 2014 – MORGAN JUNCTION COMMUNITY FESTIVAL***

*The NEXT MoCA meeting will be on Wednesday, **July 16, 2014** at 7:00 PM, The Kenney, 7125 Fauntleroy Way*

