

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.

Date: May 15, 2014

Applicants: Roosevelt Neighbors' Alliance, The Priory of the Blessed Sacrament dba Blessed Sacrament Parish and neighbors: Judith Wirth (RNA Boardmember) and Nancy Bocek (RNA member)

Mailing Address: Blessed Sacrament 5041 9th Ave. NE

City: Seattle State: WA Zip: 98105 Phone: (206) 547-3020

Mailing Address: Roosevelt Neighbors' Alliance, University Neighborhood Center,
5031 University Way NE City: Seattle State: WA Zip: 98105

Contact persons: Nancy Bocek (RNA) and Debbie Gonzalez (BSP)

Nancy Mailing Address: 5011 9th Ave NE, Seattle, WA 98105

Nancy Email: nancybocek@gmail.com Nancy Phone: (206) 632-7760

Debbie Mailing Address: Same as applicant – Blessed Sacrament Church

Debbie Email: dgonzalez@bspwa.org Debbie Phone: (206) 732-7340

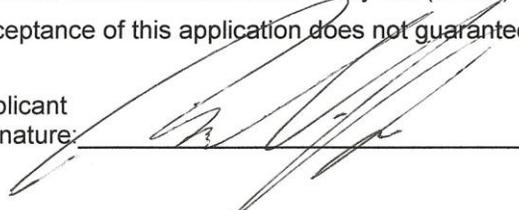
Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary)

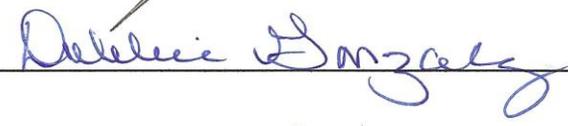
1. 4700 – 4800 blocks of 7th Ave NE, 8th Ave NE, 9th Ave NE between I-5 and midblock 9th Ave NE and Roosevelt Ave NE south of NE 50th St
 2. The 5000 block between 8th and 9th Avenues NE between NE 50th and 53rd Streets.
 3. West half of Blessed Sacrament Parish institution property at 8th Ave NE and NE 53rd St.

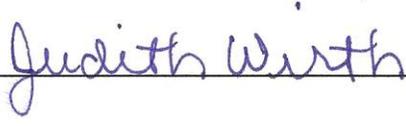
Please see attached < Proposed_UCboundary_RNA_BSP 0514 >

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 5/14/14

Applicant Signature:  _____ Date 5-14-14

Applicant Signature:  _____ Date 5-14-14

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.

We respectfully request that the City amend the University Community Urban Center (UCUC), University District Northwest, boundaries in the Comprehensive plan to do two things: (1) **exclude** a few blocks of our community to preserve the unique single family homes, the park open space, and institutions that reflects "Seattle heritage" and (2) to **include** the west half of Blessed Sacrament Parish property so the parish may progress with improvements to their property.

The RNA and BSP are jointly submitting this application to Seattle's Comprehensive Plan as the result of a long (and continuing) conversation between RNA and BSP. We believe that this change is in the best interests of both BSP, its clergy and congregation, and the residents of the surrounding neighborhood. The application is prepared by a group of longtime residents and members of Roosevelt Neighbors' Alliance and BSP parishioners. We respectfully request an amendment to the Comprehensive Plan as described.

We acknowledge that the University Branch Library and University Playground Park are important to the Urban Center and remain within the UCUC boundary.

- 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~~.

UC-P3 Encourage a vibrant mixed-use residential neighborhood in the University Gardens Core area (between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE. Roosevelt Avenue NE.)

UC-P23 In the University Gardens Core (the area generally between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and ~~9th Avenue NE~~. Roosevelt Avenue NE), create a connected network of open spaces integrated with development. Provide open space and recreation facilities for seniors.

- 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-

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

The proposed amendment would require a change in the Municipal Code; specifically, in the Land Use Code, which is Title 23 of the Municipal Code. The change would be in the boundary of the University Community Urban Center on the official land use map cited in Section 23.32.016 of the Code.

- d. 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 map. < Proposed_UCboundary_RNA_BSP 0514 >

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 issue regards the boundary line:

(1) The current boundary includes 4700 – 4800 blocks of 7th Ave NE to I-5 and midblock on the 5000 block between 8th and 9th Avenues NE. We request these residential blocks to be excluded from the Urban Center.

(2) The current boundary divides the Blessed Sacrament Church property midblock between 8th and 9th Avenues NE. We request this institution’s property be included IN the Urban Center.

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?

Because this is a change to the Urban Center boundaries, the Comprehensive Plan needs to be amended. To the best of our knowledge, as citizens in the University District, our proposed boundary change aligns with the criteria listed below:

Its intent cannot be accomplished by a change in regulations alone;

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

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; and

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

This proposed boundary change can be reviewed by such a process prior to final Council consideration of the 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 Roosevelt Neighbors Alliance (RNA) and BSP join in this application to support allowing **inclusion** of BSP property in the University Urban Center and **exclusion** of some nearby residential properties around the park and library from the Urban Center (see map).

Impacts caused by the inclusion of Blessed Sacrament Church (BSP) will be mitigated through community involvement with its neighbors. Impacts could include increased parking and traffic, concerns about appearance and property development under an upzone to L1. To reassure the community, BSP and RNA have signed a letter of intent based upon the neighbors' concerns and a promise that BSP will rezone through a contract rezone and to involve the church's neighbors and RNA community in the design, function and implementation of the contract rezone elements in order to help mitigate any negative impacts on the neighborhood. (Please see attached Letter of Intent)

Impacts of the exclusion of residential blocks around the park and library will be minimal. In fact, a primary reason for exclusion is the negative impacts that increased density will have on this neighborhood. Furthermore, these blocks would have minimal impact on the Light Rail Transit Area Development or in future increases in population density within the Urban Center as current or future zoning within the Urban Center will easily meet growth targets without these few blocks.

These blocks do not fall within the Station Overlay District Boundary, on the edge of the 10 minute walk from U District station at Brooklyn Ave NE and NE 43rd St, and are currently zoned L-1 and LR-2 for increased density, allowing for future development of low rise type of buildings, more in keeping with a ground related neighborhood.

Two primary benefits of these proposed boundary changes are:

1. It will allow BSP to request the up-zone that will allow them to develop their property in accordance with their Master Plan, respect the historic nature of their buildings, house clergy, and serve their congregation and the larger community, including neighbors.
2. The adjustment will also remove certain residential areas from the Urban Center, thus allowing the community to request downzoning that preserves the existing single-family housing character of the residential areas around the church, University Playfield, the University Child Development School and the public library (see map). BSP and RNA support a downzone preserving lower density housing in the neighborhood around the church, school, library and park and helping to mitigate parking and traffic problems associated with church and school events. (See attached letter to Councilmember Richard Conlin, May 23, 2013, from Philip Thiel.)

Additionally, this boundary change will benefit the community in the following ways:

Support the Urban Design Framework that emphasizes livability and pedestrian friendly streets.

Support a diversity of housing choices and residents, with attention to preserving historic Seattle homes.

Preserve the architectural integrity of significant public and institutional buildings.

Keep zoning low around the University Playground Park, the University District's only true open space in one of the densest neighborhoods in the state! It is critical that it is not overshadowed by tall buildings.

Ensure that our community has fair opportunity to participate in any rezoning process.

Preserve surrounding historic houses and the ground related L-1 zone, many of which are owner occupied or properly cared for by landlords who are good neighbors.

Maintain walkability on 9th Ave for many different age groups, to Blessed Sacrament Church, University Playground, University Library and University Child Development School.

Accessible neighborhood streets. High residential density, institutions, park and businesses already generate significant traffic congestion and accidents on the narrow one lane streets.

Attract and retain life-long residents, young, old and families.

Preserve the yards, mature trees and a neighborhood feel, with habitat for birds and other wild life that exist with the old homes. New development decreases the "urban canopy" as the trees on a property are removed for maximum lot coverage, and results in no planting space or light for new trees.

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.

BSP - The Parish campus is an institution, in the University District, in a residential zoned area, on property between 8th and 9th Avenues NE, and most of the block south of NE 53rd Street. It consists of 19 lots, with split zoning. The nine facing 8th Avenue are in SF5000 and the ten facing 9th Avenue are in LR1. The split zoning of the institutional property makes it virtually impossible to implement improvements to the property or to initiate changes to alleviate traffic and parking concerns in the neighborhood.

UPG park and University Branch Library residential blocks - Being in the urban center boundaries means continual pressure to up zone, which puts at risk the neighborhood heritage, open space and breathability, and unique sense of place. Higher buildings and increased lot coverage reduce open space and urban canopy such as the large and mature trees, breathability and walkability.

CRG6 A city that celebrates and strives to protect its cultural legacy and heritage, to preserve and protect historic neighborhoods and to preserve, restore and re-use its built resources of cultural, heritage, architectural, or social significance in order to maintain its unique sense of place and adapt to change gracefully.

(continued next page)

Urban Design Framework (question 5. continued)

The Urban Center is currently undergoing land use planning and study. The Urban Design Framework document defines the goals and targets for the Urban Center, which are helpful to consider also.

The following points indicate that the Framework places great value in the type of housing and community that, we maintain, already exists in these blocks. Our aim in requesting exclusion of these blocks from the Urban Center and our desire for strong action from the City, and those claiming to adhere to the principles of the Urban Design Framework, will preserve this neighborhood from property developer speculation that certainly will destroy exactly the kind of neighborhood that the Urban Design Framework proclaims to value.

This is already underway. Neighbors receive regular offers from real estate agents (often working with developers) offering to buy our houses for cash, without inspection, with the clear intent of tearing down and building out to maximum lot coverage and units allowed. The diverse mix of rental and owner-occupied houses makes our neighborhood quite vulnerable to this kind of speculation.

Principle 2 (p. 5) states that it is important to “Balance regional with local”, and to respect the District’s unique pattern and flavor.

We wish to preserve the “local” in the neighborhood around University Playground Park and the University Branch Library to balance the “regional” of the Urban Center.

Principle 5 (p. 5) encourages us to “Welcome a diversity of residents, [and]... provide [housing] choices for residents of all ages and income levels.”

The Urban Design Framework places a value on a diverse residential mix, with homes for families, professionals, non-professionals, students and retirees. We submit to you that we already have this kind of mix of ages, income levels and ownership types in our neighborhood. Retaining it depends crucially on maintaining the existing housing in our neighborhood.

Preservation. (p. 38) Retain existing housing where preservation is a priority, including single family homes in single family-zoned areas, and character-defining historic structures.”

It has been a long time goal to preserve our neighborhood’s historic character by preserving the old housing stock. Retaining existing housing offers a life style preferred by many families; many are drawn here by close proximity to work and school and have renovated their old homes; including many professional staff and faculty at the University of Washington. In addition, many other old houses in our neighborhood are divided into duplexes or triplexes with rents that are considerably more affordable than smaller units of new construction. For example a newly constructed 450 sq ft studio on 4700 block of 11th was recently advertised for \$1400 – the same rent as for a two bedroom apartment with living room and kitchen in an old house on the 5000 block of 9th Ave NE. There already are diverse housing choices in our neighborhood, choices that exist in harmony with the neighborhood’s historic character.

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.

The RNA and BSP are jointly submitting this application to Seattle's Comprehensive Plan as the result of a long (and continuing) conversation between RNA and BSP. We believe that this change is in the best interests of both BSP, its clergy and congregation, and the residents of the surrounding neighborhood. The application is prepared by a group of longtime residents and BSP parishioners. We respectfully request an amendment to the Comprehensive Plan as described.

Process to date includes:

The Roosevelt Neighbors' Alliance (RNA) board voted to support these boundary changes and this application: Monday, May 13, 2013 and Tuesday, May 14th, 2014.

Public support was evident in the number of residents (~50) who came to a meeting with Dave LeClergue, DPD, in spring of 2013 (we first made this application in 2013) with only a few days' notice.

Approximately 16 close neighbors of BSP neighbors (several others were unable to attend but wrote comments) on April 30th. BSP architect and Debbie Gonzalez spoke about the church's master plan and why an urban center boundary change is needed. Dave LaClergue was present to answer zoning questions.

BSP and RNA will work together to involve the neighbors in the contract rezone process. We plan to bring this to the wider neighborhood community once this application has been approved.

We will create opportunities and take advantage of other opportunities to educate and gather community input such as at gatherings, Roosevelt Neighbors' Alliance membership meetings, local events, neighborhood leafleting, and other communications (such as emails a neighborhood "google group" and Facebook).

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.