

Date: **May 15, 2014**

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

YWCA Seattle|King|Snohomish – May 15, 2014

Re: Future Land Use Map 23rd Union-Jackson-Urban Village

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.

This request pertains to changes proposed to the Future Land Use Map for the City's 23rd Union-Jackson-Urban Village. We are requesting that parcel #1556200056 be included within the urban village boundary and its future zoning changed from single family residential to multifamily residential. (Maps 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.

At present, this parcel is immediately adjacent to the urban village focus area but not included within the urban village boundary. We believe this was an oversight and seek a correction. The YWCA has been an integral part of the Central Area's African American community since the early 1900's, and the YWCA East Cherry Branch is a community institution that has provided services to Central Area women and families at this site since the 1960's. Services provided there are similar to and complement those provided at other properties within the urban village boundary.

Zoning for the parcel currently is divided between LR2-RC and SF5000. This has severely limited options for adapting the property in response to changing community needs. Including the parcel within the urban village boundary and changing its future land use from single family residential to multi-family residential will permit us to request a change resulting in uniform zoning.

Uniform zoning for the parcel, determined in consultation and collaboration with the city and community, will enable the YWCA to plan for future redevelopment on this site, including improved program service space and affordable housing for women and families.

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?

Attachment A

This proposed amendment is appropriate for the Comprehensive Plan because it involves the future land use map, is consistent with Growth Management Act principles and the City's vision for an urban village in this community, is legal under state and local law and cannot easily be accomplished through other processes.

It is practical to consider this amendment now while the Council is considering the future land use map for this neighborhood, has the benefit of current community process and has information at hand to make an informed decision.

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?

We anticipate that this proposed boundary amendment will have a net benefit to the community because the YWCA will have the opportunity to provide improved community services and affordable housing. The 23rd Avenue Action Plan indicates the community has prioritized sustaining and growing these assets.

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.

This request is consistent with and supports the community's vision and goals as set forth in "Turning Passion into Action" – 23rd Avenue Action Plan. It

- Aligns with the Central Area's unique identity as the heart of Seattle's African American community by making it possible for the YWCA to adapt this facility to meet evolving community needs
- Ensures that people of all backgrounds will continue to have a place where they receive services and connect with each other. Last year, YWCA programs operating from our East Cherry Branch served 1,532 people and provided a venue for dozens of community gatherings.
- Promotes a healthy, stable community by making it possible for the YWCA to develop affordable housing in the future

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 Action Plan has strong community support built over many months of community process and documented in several reports. The urban village boundary line adjustment we request is consistent with the plan and has neighborhood support. (Please see attached letters of support.)



Detailed Zoning

-  SF 5000
-  SF 7200
-  SF 9600
-  Residential Small Lot/
Tandem/Cottage
-  Lowrise 1
-  Lowrise 2
-  Lowrise 3
-  Midrise
-  Highrise
-  Seattle Mixed
-  Neighborhood
Commercial 1
-  Neighborhood
Commercial 2
-  Neighborhood
Commercial 3
-  Commercial 1
-  Commercial 2
-  Downtown Office Core
-  Downtown Retail Core
-  Downtown Mixed
-  Downtown Harborfront
-  International District
-  Pioneer Square
-  Industrial Buffer
-  Industrial Commercial
-  Industrial General 1
-  Industrial General 2
-  Major Institution
-  Master Planned
Community

*ywca East Cherry Branch
2820 East Cherry
Parcel # 1556200056*



SEARCH: Go

Department of Planning and Development

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Building a Dynamic and Sustainable Seattle

Diane Sugimura, Director

Seattle Parcel Data

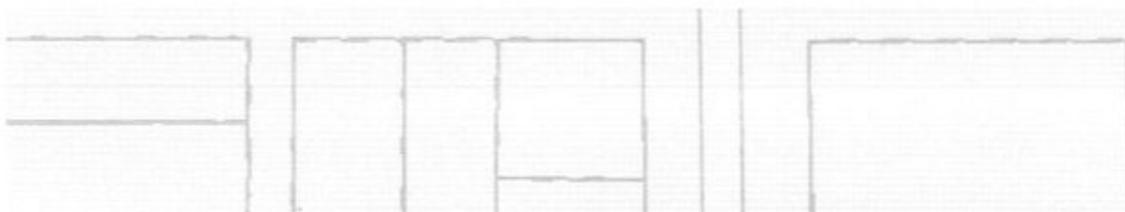
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Parcel #1556200056

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This report was generated Wednesday, May 14, 2014

Addresses Located on this Parcel							
Zoning and District Info							
Base Zone	LR2 RC, SF 5000 	<input checked="" type="checkbox"/>	Shoreline Zone	Pedestrian Area	Airport Height Overlay		
Detached Accessory Dwelling Units	Yes	<input type="checkbox"/>	Contract	Light Rail	Urban Village Overlay		
Alki Parking District	No		Downtown Fire District	No	Historic District	No	Historic Landmark
Northgate District	No		Pike/Pine District	No	Rainier/Genesee Business District	No	Sand Point Park
Sand Point District	No		SE Seattle Reinvestment Area	No	Stadium Area Transition District	No	Est. Tree Canopy Coverage (2007) 33.5% <input type="checkbox"/>
Frequent Transit	Yes	<input type="checkbox"/>					
ECA							
King County Assessor Data							
King County Assessed Value Data							



23rd Avenue Action Plan (Union-Cherry-Jackson) - Focus Areas



YwCA East Cherry Branch

<ul style="list-style-type: none"> Focus area SDOT Streets <p>Investment</p> <ul style="list-style-type: none"> - Neighborhood matching fund - OED facade improvement - Park opportunity fund 	<p>Assets</p> <ul style="list-style-type: none"> Commercial Community Housing Industrial Mixed Use 	<ul style="list-style-type: none"> Retail Building Mixed Use Building Parks and Green Spaces <ul style="list-style-type: none"> • Churches • Bus Stops • Library 	<ul style="list-style-type: none"> • Community Centers • Hospitals • P-patch • Swimming pools • Schools Public 	<ul style="list-style-type: none"> • Neighborhood Service Centers • City Colleges and Universities
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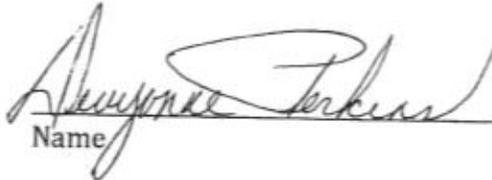
May 15, 2014

City of Seattle
Comprehensive Plan Amendment Application

To whom it may concern:

The signatures below indicate our support of the YWCA's application to amend the request that pertains to changes proposed to the Future Land Use Map for the City's 23rd Union-Jackson Urban Village. The request is to include parcel # 1556200056, currently the YWCA's East Cherry Branch located within the urban village boundary.


Name _____ Address and date 803 20TH AVE 5/15/14


Name _____ Address and date 726-30th AVE 5/15/14

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MOSSELE 2722 - E. CHERRY - 7.9.8108
Name Address and date
Assimba Restaurant

Name Address and date