

**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: **14 May 2014**

Applicant: **Gregory Hill**

Mailing Address: **1215 N 47<sup>th</sup> Street**

City: **Seattle**

State: **WA**

Zip: **98103**

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Contact person (if not the applicant):

Mailing Address:

Email:

City:

State:

Zip:

Phone:

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

**B3 Pedestrian-Oriented Commercial and General Commercial Zones**

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: **15 May 2014** \_\_\_\_\_

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.

### ***Change to LU137***

#### ***Add to list:***

**4. Where commercial zones are in or near Urban Villages and neighborhoods where there is a transition taking place from auto-oriented businesses to more pedestrian-oriented businesses, prevent Live-work residential units on arterials and streets where there is a predominate trend for high density residential and where maintaining or creating a pedestrian-oriented business district is desired and beneficial to providing future street-level commercial activity.**

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~~.

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.

### **23.47A.008 B**

#### **Add to list:**

**4. Live-work residential units shall not be permitted in NC and C zones along arterials.**

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

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 is generally addressed in the Comp Plan but not reflected in the Land Use Code or in project decisions by the Director.***

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 Comprehensive plan purports to have a goal to create better high density residential areas within existing neighborhoods, including creating jobs in the neighborhoods. However, the adoption of "Live-work" regulations did not discriminate as to the location where Live-work could have a devastating effect by significantly reducing the long-term capacity for commercial businesses and the synergy of multiple businesses along arterials. This should have been accomplished by locational criteria and by regulating the configuration of the Live-work units to guarantee possible future conversion. Project decisions by the Director have only considered the desire of developers to seek a loop hole to avoid providing mixed-use buildings. Only clarifying the Comp Plan and adding regulatory language to the Land Use Code can avoid significant long-term impacts to the goals of the Comp Plan.***

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented?

***Areas of Commercial zoning on arterials will no longer be able to be converted to Live-Work apartments with no visible activity. Instead, mixed-use buildings fronting on arterials will be required to have active commercial spaces facing arterials. This will reinforce the attraction of existing and new business by creating a synergy between multiple businesses.***

Why will the proposed change result in a net benefit to the community?

***Currently, entire blocks of commercially zoned property are being converted to single-purpose residential buildings. This gradual loss of commercial space will, over time, significantly impact the ability of small businesses to find space to rent in prime, high visibility locations where the synergy of other like businesses can thrive.***

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 Comprehensive plan purports to have a goal to create better high density residential areas within existing neighborhoods, including creating jobs in the neighborhoods. That goal was furthered by the mixed-use requirements in the Land Use Code. The “Live Work Loop Hole” has effectively eliminated the mixed-use requirements from Commercial zones leaving this goal to the whim of single-purpose residential developers. The Comp Plan and Neighborhood Plans cannot be realized without clarifying how this is accomplished and providing policy direction to assure the intent.***

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 South Wallingford Plan process specifically identified this issue and called for changes to zoning to accomplish the goal. Comments on proposed projects confirm this goal.**

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;

Attachment A

- 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.