

**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: May 14, 2014

Applicant: Matthew Laase

Mailing Address: 7829 Center Blvd SE #252

City: Snoqualmie State: WA Zip: 98065 Phone: 206-465-4452

Email: matt@studio12s.com

Contact person (if not the applicant): Same

Mailing Address:

Email:

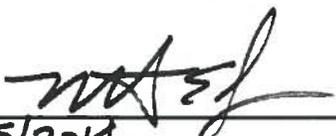
City: State: Zip: Phone:

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

Please see the attached map.

If the application is approved for further consideration by the City Council, the applicant may be required to submit a Sate Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant
Signature: 
Date: 5/15/2014

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.

The amendment would consist of a Future Land Use Map change of the properties attached on the map from “Industrial/Ballard-Interbay-Northend Manufacturing Industrial Center” to “Mixed Use/Commercial.” The proposal is located south of NW 54th Street, east of 15th Avenue NW, north of NW 51st Street, and west of 11th Avenue N.W.

- 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~~.

No goals or policies are proposed to be changed as part of this proposal.

- 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.

No change to the SMC is required.

- 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 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.

The FLUM currently designated industrial and is included in the BINMIC. Most of the existing primary uses in the area proposed to be changed are residential,

Attachment A

parking, commercial, retail, and very light industrial uses. The change to the FLUM is necessary to reflect the reality of uses in this area.

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?

Please see below.

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 impacts presented by the FLUM change would include some potential future change in land uses, and would necessarily include a future rezone by the City of Seattle to match the Mixed Use/Commercial designation. The proposed change will result in a net benefit by the community by allowing for some redevelopment of underutilized and decrepit properties, as well as by conforming the FLUM to the actual uses on the properties. It will also provide for an actual transition between the current situation, where an industrial area abuts single family properties. This transition is not appropriate and is not consistent with City zoning standards.

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.

A-1 Discussion: The FLUM is a graphic representation of the future of Seattle. It displays where different types of development are planned to occur...FLUM amendments will generally only be considered for significant changes to the intended function of a large area.

LUG17: Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.

LUG18: Support the development and maintenance of areas with a wide range of characters and functions that provide for the employmen, service, retail and housing needs of Seattle's existing and future population.

LUG20: Encourage diverse uses that contribute to the city's total employment base and provide the goods and services needed by the city's residents and businesses to locate and remain in the city's commercial areas.

Attachment A

LU105: Designate as mixed-use commercial areas, existing areas that provide locations for accommodating the employment, service, retail and housing needs of Seattle's existing and future population. Allow for a wide range in the character and function of individual areas consistent with the urban village strategy.

LU116: Seek to focus development in transit and pedestrian-friendly urban villages while maintaining compatibility between new development and the surrounding area through standards regulating the size and density of development .

LU135: Accommodate in general commercial zones the broadest range of commercial activities allowed in commercial zones.

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.

No public meetings have examined this specific amendment. However, a current DPD study of the Ballard neighborhood includes this area.

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 following goals of GMA (see RCW 36.70A.020):
 - (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**
 - (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**
 - (4) Encourage the availability of affordable housing to all economic segments of the population of this state...**
 - (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans...promote the retention and expansion of existing businesses and the recruitment of new businesses...**
 - It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;

The proposal complies with the following CPPs:

DP-2: Promote a pattern of compact development with the UGA that includes housing at a range of densities, commercial and industrial development, and other urban facilities...the UGA will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on SOV travel for most daily activities.

DP-3: Efficiently develop and use residential, commercial, and manufacturing land in the UGA to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the rural area and resource lands.

DP-4: focus housing and employment growth within the designated UGA.

The proposal seeks to remedy inconsistency with the following CPPs:

DP-35: A Manufacturing Industrial Center should:

Provide zoning and infrastructure adequate to accommodate a minimum of 10,000 jobs;

Preserve and enhance sites that are appropriate for manufacturing or other industrial uses;

Strictly limit residential uses and discourage land uses that are not compatible with manufacturing and industrial uses...

Provide for capital facility improvement projects which support the movement of goods and manufacturing/industrial operations

Avoid conflicts with adjacent land uses to ensure the continued viability of the land in the MIC for manufacturing and industrial activities;

Attract and retain the types of businesses that will ensure economic growth and stability

- Its intent cannot be accomplished by a change in regulations alone;
No. In order to change the zoning of the area to either Commercial or Neighborhood Commercial, a comprehensive plan amendment is required.

- It is not better addressed as a budgetary or programmatic decision; and
No, this proposal cannot be addressed as either a budgetary or programmatic decision.

- It is not better addressed through another process, such as neighborhood planning.

The area in question is a part of the current Ballard neighborhood planning update but unfortunately DPD does not appear to be giving the area much thought/focus for change to reflect the actual and current land uses and surrounding land uses in the area. The area is no longer industrial in nature and is directly adjacent to a single family zone and park.

Attachment A

B. The amendment is legal under state and local law.
The amendment is legal and state and local laws.

C. It is practical to consider the amendment because:

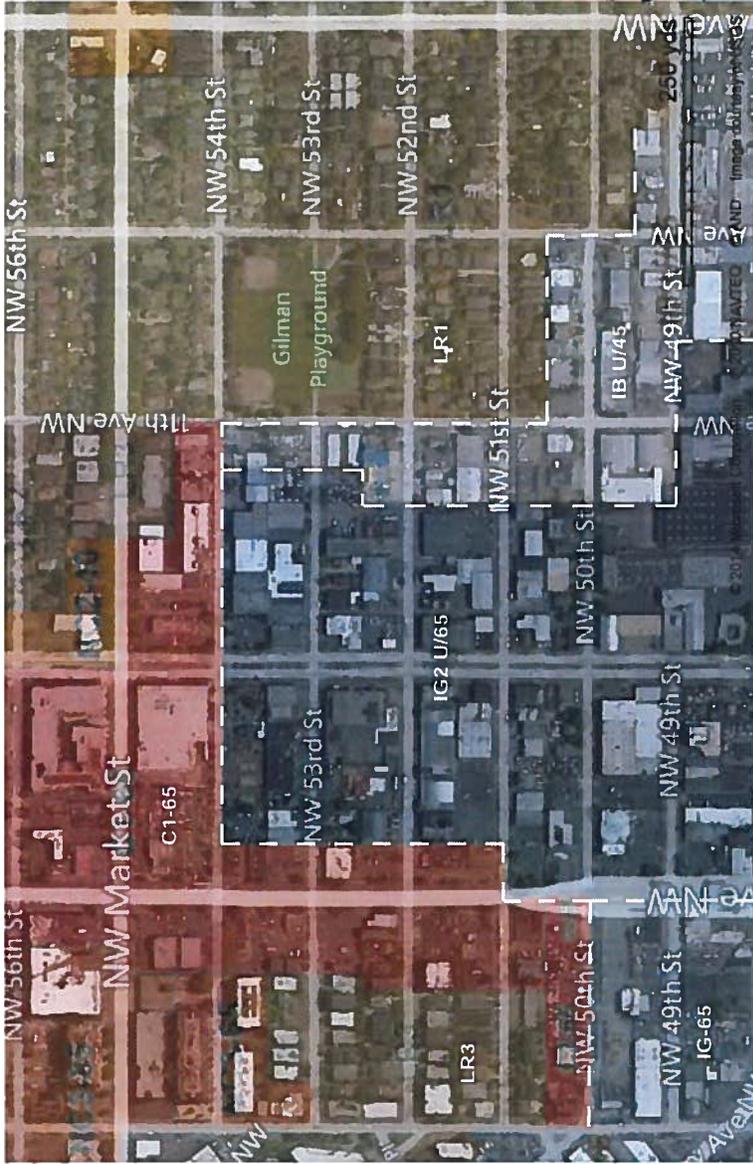
- The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
It is assumed that Council will give itself the time to make an informed decision; the annual amendment process takes many months.
- City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
No additional text is required. No SMC amendments are required. Staff should be able to conduct sufficient analysis given the current status of land uses (non-industrial) involved with the proposal. A public hearing is required as a part of the process.
- 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 is consistent with the overall vision of the Comprehensive Plan policy that recognizes changing land uses over time, and that recognizes existing land uses. Please see as an example the recent Comprehensive Plan Amendment in Interbay adopted by Council in 2014.
- The amendment has not been recently rejected by the City Council.
This 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.

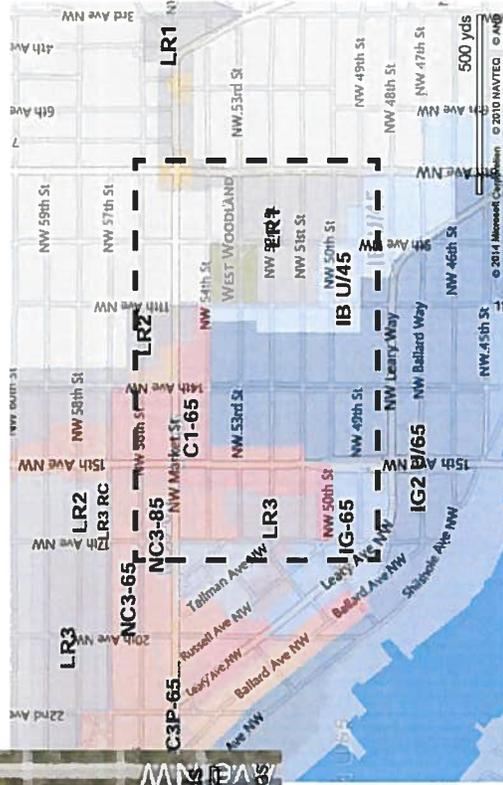
The amendment would not change a neighborhood plan.

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

The amendment will not make a material difference in a future decision, although a rezone would need to occur following passage of the amendment. Development following passage of the amendment would likely result in additional tax revenue for the City due to real estate excise taxes, development fees and taxes, and sales tax revenues.

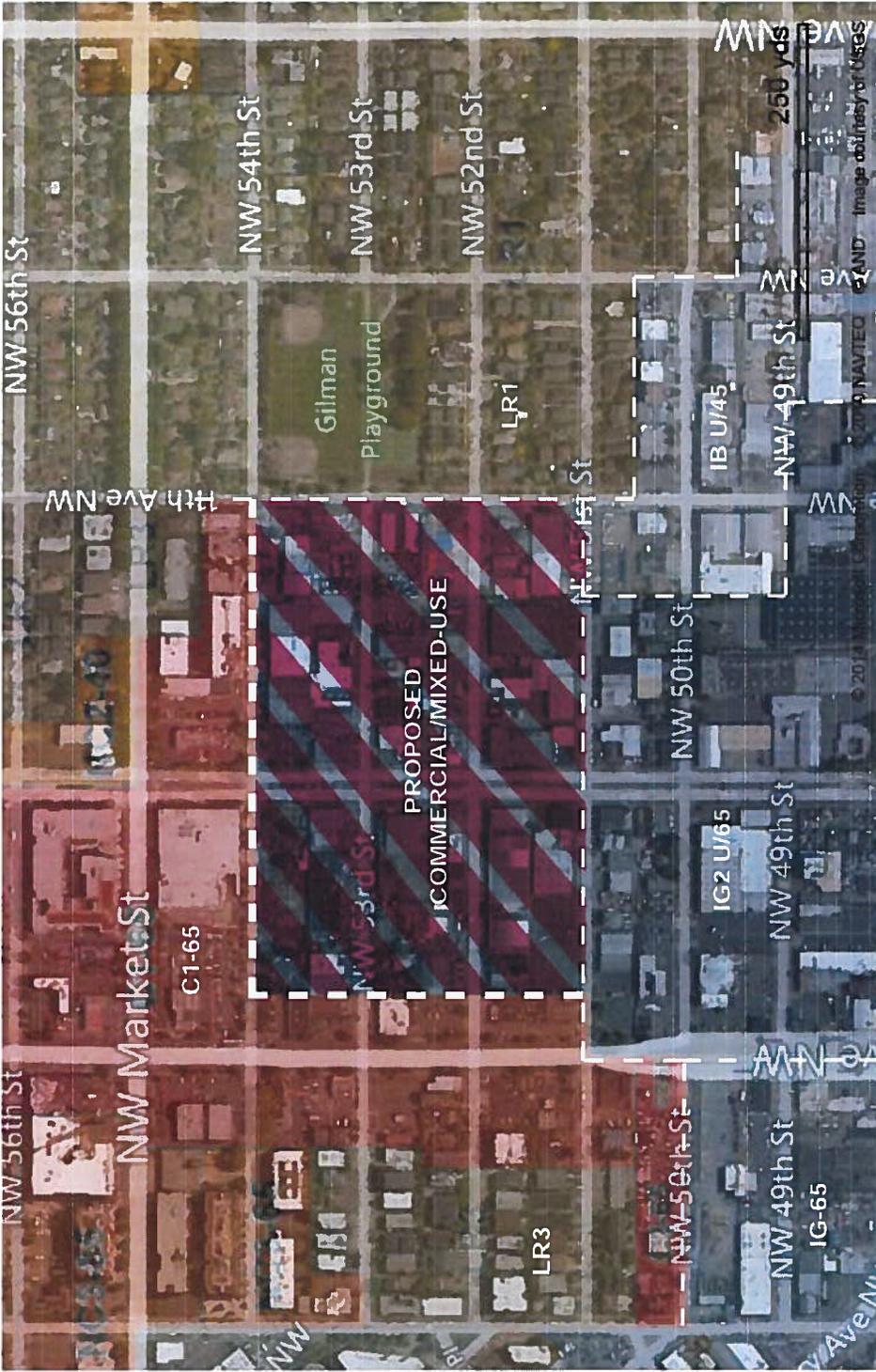


DETAILED BALLARD ZONING BOUNDARIES



OVERALL BALLARD ZONING BOUNDARIES

	<p>Studio12s, LLC 7829 Center Blvd SE #252 Shoquaticum, WA 98065 206-465-4452</p>		<p>Comprehensive Plan Amendment Zoning Study May 15, 2014</p>	<p>EXISTING Zoning Map</p>
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	<p>PROPOSED Zoning Map</p>		<p>Studio 12, LLC 7829 Center Blvd SE #252 Shoreline, WA 98065 206-453-4332</p>	<p>Comprehensive Plan Amendment Zoning Study May 15, 2014</p>
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