

**City of Seattle**  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Use this application to propose an amendment to the goals, 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 (sent electronically to: [compplan@seattle.gov](mailto:compplan@seattle.gov)) 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)*

Applicant:

Date:

Email:

Street Address:

City:

State:

Zip:

Phone:

Contact person (if not the applicant):

Email:

Street Address:

City:

State:

Zip:

Phone:

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

The area that would be affected is Providence Mount St. Vincent - Seattle.  
It is located at 4831 35th Avenue SW, Seattle, WA 98126 in West Seattle.

*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: John Milne

Date: \_\_\_\_\_

## **REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application**

Please answer the following questions. Attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question 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.), maps, goals and/or policies you propose to amend.

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 you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

3. Describe why the proposed change meets each of the criteria established in [Resolution 31807](#) which sets criteria for Council to consider an amendment to the Comprehensive Plan.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held or other communication you have had with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment or other documentation. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or
- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

Submit the application electronically via email at [compplan@seattle.gov](mailto:compplan@seattle.gov)

**Questions?**

[Eric.McConaghy@seattle.gov](mailto:Eric.McConaghy@seattle.gov)

(206) 615-1071

Comprehensive Plan Amendment Application Questionnaire Answers:

Mount St. Vincent – Hub Urban Village designation change

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.), maps, goals and/or policies you propose to amend.

**Providence St. Joseph Health, hereafter referred to as Providence, proposes to amend the Hub Urban Village of West Seattle Junction to include Providence Mount St. Vincent – Seattle. The north and west borders of the property are the boundaries for the hub urban village, yet the 10-minute walking distance, see attached, runs through the property.**

**The requested changes would provide Providence Mount St. Vincent greater height (50' versus 40') and a greater FAR (2.3 versus 1.8), while keeping the current zoning designation of LR3(M). These increases would be beneficial to expanding the existing and potential future uses, which include assisted living apartments, P.A.C.E, children day care, physical and occupational therapy services, a chapel, and the Sisters of Providence retirement home.**

- 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.

**(Not applicable)**

- b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. 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.

**(Not applicable)**

- c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

**Please see the attached Future Land Use Map. The address is 4831 35th Ave SW Seattle, WA 98126. The current land use is LR3(M), and the property is not in a Hub Urban Village. Providence is requesting to be included in the Hub Urban Village. Providence owns and manages the property.**

**Providence Mount St. Vincent sits on almost nine, contiguous acres. The Sisters of Providence opened the first building in 1924. The buildings have been altered over time with the last major renovation in the 1990's. As the community's needs are changing, Providence is exploring what can be done to maximize the existing uses. Being a part of the hub urban village would allow increased density. This increase would permit for expansion of services and housing to the existing community, much of which is focused on fixed income individuals.**

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

**(Not applicable)**

3. Describe why the proposed change meets each of the criteria established in Resolution 31807 which sets criteria for Council to consider an amendment to the Comprehensive Plan.

- a. The amendment is appropriate for the Comprehensive Plan because:
  1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;

**The amendment is appropriate because the Comprehensive Plan's intent is to direct growth to existing urban villages, increase and protect housing for low-income individuals and people of color who are at risk of displacement, contribute to the vibrancy of neighborhood centers, and reinforce Seattle's investment in transit, parks, and community centers.**

**Providence Mount St. Vincent is a multifunctional facility focused on aiding the community, low-income individuals, working parents, and people of color by providing P.A.C.E, children day care, assisted living apartments, senior housing, and more. The inclusion in the urban hub would allow for expansion of the current uses to better serve West Seattle and the greater Seattle community.**

2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;

**The inclusion of the property in the urban hub would expand the uses of the adjacent transit and provide additional community benefits through increased public spaces that would be accessible to the community. Providence plans to provide sufficient parking for residents, guests, and staff. Currently, many of the staff park on the neighborhood streets.**

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

**Providence plans to honor the City's intent, while expanding the benefits to the community.**

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

**(Not applicable)**

5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

**The basic intent of this proposal has already been addressed during the designation of the West Seattle Hub Urban Village. Providence is asking for inclusion in the urban village as the 10-minute walk time goes through the property already, see attached.**

- b. It is practical to consider the amendment because:
  1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

**The City will have sufficient time to make an informed decision, and Providence will provide any and all requested information in an expedited manner.**

2. 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

**Providence is requesting a boundary line adjustment. The established time frame should be sufficient to allow for the City staff to make any needed adjustments.**

3. 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.

**The 10-minute walking guideline to establish the hub urban village boundary intersects the Mount St. Vincent property. The City decided to apply the boundary on the north and west property lines. Providence asks that the boundary lines used for the urban village be the south and east lines, instead, see attached.**

- c. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.

**(Not applicable)**

- d. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.

**This proposal has not been presented to the neighborhood yet. Providence is developing a plan to hold community meetings.**

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

**This proposal should not make a material difference in future City regulatory or funding decisions. However, it will make a difference to the West Seattle urban village boundary.**

- f. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area’s size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as – or is compatible with – the proposed designation.

**Providence Mount St. Vincent is approximately nine contiguous acres, on a single block, and is zoned LR3(M). Inclusion in the urban village designation would not change the City’s intent. As such, the proposed change to the urban village boundary should be compatible with the adjacent land designations. Additionally, Providence plans to move all parking onto the property and off the city streets, to better accommodate the residents, staff, guests, and neighborhood.**

- 4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

**The other option would be rezoning the property or through variances. At this time, Providence feels it would be in the best interest of the community and the City to seek an urban village boundary adjustment instead. This would keep with the City’s intent and minimize any impact on the surrounding neighborhood.**

- 5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

**The proposal will have an overall beneficial impact to the community. The existing child care has a waitlist and affordable senior housing is in great demand. Providence projects the redevelopment to significantly improve services to the community. There will be sufficient parking on property to move the need for street parking for the residents, staff, and guests. Providence Mount St. Vincent has served the needs of the low-income individual for many years. Allowing the property into the urban village would increase the ability to serve those in need. Providence believes the impact on the neighborhood will be minimal as the LR3(M) designation will not change and the parking will be contained on the property.**

- 6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council’s

Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>).

**The Providence Mount St. Vincent property is nearly sufficient to serve the current community needs, but is inadequate to serve the needs of the community in the coming years. Providence's desire is to redevelop the property to serve those needs by expanding current services and increasing senior housing. Due to Providence Mount St. Vincent's location, those residing on the property would have continued access to the urban hub, public transit, and the other commercial uses in the West Seattle Junction.**

**The four core values of the Comprehensive plan are community, environmental stewardship, economic opportunity and security, and race and social equity. If the proposal is approved, Providence Mount St. Vincent would expand the redevelopment for existing uses such as affordable senior housing and child care to better serve the community. The property could provide additional access points to the community with more green spaces. Providence plans to redevelop the property with a sustainability focus and use environmentally sensitive materials. New jobs would be brought to West Seattle not only during development and construction, but also to fill the needs of an expanded facility. As represented in Providence's senior leadership and history, race, gender, and social equities are core to what Providence is and represents. Providence will expand our services to those most in need.**

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held or other communication you have had with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: You may attach letters of support for the amendment or other documentation. The City will provide public notice and opportunity for public comment, and environmental review for all applications.*

**Providence has casual support amongst some in the neighborhood, but Providence is developing plans to hold public meetings about the redevelopment and inclusion in the urban village. While no dates have been specified, they should start to occur before the end of 2019.**

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:
- How the proposal has changed since it was last rejected, or
  - Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

**The proposed amendment has not been considered before by the Council.**



# West Seattle Junction Residential Urban Village

-  School
-  Grocery Store
-  Community Center
-  Landmark
-  Park
-  P-Patch
-  Public Transit Lines
-  Future Light Rail Line
-  Frequent Transit Node
-  Existing Residential Urban Village
-  Proposed Draft Urban Village Expansion

